

PROPOSED EXTERIOR
IMPROVEMENTS

37-45 Calle Laureles Street
2946-48 De La Vina Street

ABR SUBMITTAL



STREET VIEW LOOKING SOUTH EAST



STREET VIEW LOOKING EAST

JOB NUMBER			
TBD			
PIC	PA	PM	TEAM
MK	TH	TH	KM

All design ideas and plans included or represented by these drawings are owned by and are the property of DesignARC and were created and developed for use in connection with the specified project. None of such ideas, designs, or plans shall be used for any purpose whatsoever without the written permission of DesignARC. © DesignARC, Inc.

MILESTONES / SUBMITTALS	
DESCRIPTION	DATE
ABR SUBMITTAL	4/29/20

REVISIONS		
No.	DESCRIPTION	DATE

PHOTO BOARD

G002

SCALE:	DATE: 4/30/20
Drawing Scale	

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)



PROPOSED EXTERIOR
IMPROVEMENTS

37-45 Calle Laureles Street
2946-48 De La Vina Street

ABR SUBMITTAL



2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (INCLUDING SUPPLEMENT-BLUE EFFECTIVE JULY 1, 2018)

<div>INSPECTOR SIGNOFF</div> <div>DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</div> <div>SECTION 5.401 GENERAL 5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.</div> <div>SECTION 5.402 DEFINITIONS 5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference) ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper. BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities. BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements. ORGANIC WASTE. Food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste. TEST. A procedure to determine quantitative performance of a system or equipment</div> <div>SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT 5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1403.2 (Weather Protection) and California Energy Code Section 150, (Mandatory Features and Devices), manufacturer's installation instructions or local ordinance, whichever is more stringent. 5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods. 5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures. 5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows: 5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following: 1. An installed awning at least 4 feet in depth. 2. The door is protected by a roof overhang at least 4 feet in depth. 3. The door is recessed at least 4 feet. 4. Other methods which provide equivalent protection. 5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.</div> <div>SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent. 5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that: 1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale. 2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream). 3. Identifies diversion facilities where construction and demolition waste material collected will be taken. 4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section. Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company. Exceptions to Sections 5.408.1.1 and 5.408.1.2: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist. 3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets. 5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency. 5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency. Notes: 1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located at www.bsc.ca.gov/home/CALGreen.aspx may be used to assist in documenting compliance with the waste management plan. 2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). 5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents. Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEARA_REGS_UWR_FinalText.pdf 5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed. Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation. Notes: 1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material. 2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdffa.ca.gov)</div>	<div>INSPECTOR SIGNOFF</div> <div>SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS 5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42049.82 (a)(2)(A) at seq. shall also be exempt from the organic waste portion of this section. 5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site. Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area. 5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the Public Resources Code. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act). Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site. 5.410.2 Commissioning. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated by the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply. Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements. Commissioning requirements shall include: 1. Owner's or owner representative's project requirements. 2. Basis of design. 3. Commissioning measures shown in the construction documents. 4. Commissioning plan. 5. Functional performance testing. 6. Documentation and training. 7. Commissioning report. Exceptions: 1. Unconditioned warehouses of any size. 2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses. 3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1. 4. Open parking garages of any size, or open parking garage areas, of any size, within a structure. Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and/or air conditioning. Informational Notes: 1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 does not certify individuals to conduct functional performance tests or to adjust and balance systems. 2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the California Energy Code. 5.410.2.1 Owner's or Owner representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following: 1. Environmental and sustainability goals. 2. Building sustainable goals. 3. Indoor environmental quality requirements. 4. Project program, including facility functions and hours of operation, and need for after hours operation. 5. Equipment and systems expectations. 6. Building occupant and operation and maintenance (O&M) personnel expectations. 5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems: 1. Renewable energy systems. 2. Landscape irrigation systems. 3. Water reuse systems. 5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following: 1. General project information. 2. Commissioning goals. 3. Systems to be commissioned. Plans to test systems and components shall include: a. An explanation of the original design intent. b. Equipment and systems to be tested, including the extent of tests. c. Functions to be tested. d. Conditions under which the test shall be performed. e. Measurable criteria for acceptable performance. 4. Commissioning team information. 5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.</div>	<div>INSPECTOR SIGNOFF</div> <div>5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustment made. 5.410.2.5 Documentation and training. [N] A systems manual and systems operations training are required, including Occupational Safety and Health Act (OSHA) requirements in California Code of Regulations (CCR), Title 8, Section 5142, and other related regulations. 5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following: 1. Site information, including facility description, history and current requirements. 2. Site contact information. 3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log. 4. Major systems. 5. Site equipment inventory and maintenance notes. 6. A copy of verifications required by the enforcing agency or this code. 7. Other resources and documentation, if applicable. 5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following: 1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces). 2. Review and demonstration of servicing/preventive maintenance. 3. Review of the information in the systems manual. 4. Review of the record drawings on the system/equipment. 5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative. 5.410.4 Testing and adjusting. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1. Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 120.3, 120.4, and 140.9(b) for additional testing requirements of specific systems. 5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project: 1. Renewable energy systems. 2. Landscape irrigation systems. 3. Water reuse systems. 5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system. 5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, balance the system in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards, the National Environmental Balancing Bureau Procedural Standards, Associated Air Balance Council National Standards or as approved by the enforcing agency. 5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services. 5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of warranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations. 5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.</div>	<div>INSPECTOR SIGNOFF</div> <div>DIVISION 5.5 ENVIRONMENTAL QUALITY SECTION 5.501 GENERAL 5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors. SECTION 5.502 DEFINITIONS 5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 (and are included here for reference) ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route. A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made. 1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32° Fahrenheit. COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a). Note: See CCR, Title 17, Section 93120.1. DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.). DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity. ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the California Electrical Code, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included. ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle. ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest. EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections. FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections. GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one. GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995), or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14; the AR4 GWP values are found in column "100 yr" of Table 2.14. HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hydrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (b) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009). LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter. LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009). MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2-1999. MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG). PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). PSIG. Pounds per square inch, gauge. REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. SCHRADER ACCESS VALVES. Access fittings with a valve core installed. SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter. SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). Note: Where specific regulations are cited from different agencies such as SCAQM, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question. SECTION 5.503 FIREPLACES 5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances. 5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. SECTION 5.504 POLLUTANT CONTROL 5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% tested on ASHRAE 52.1-1992. Replace air filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction. 5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, or during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may collect in the system.</div>
--	--	---	---

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

CGBC (NR) - Sheet 2

G013

SCALE: DATE: 4/30/20
Drawing Scale

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)



PROPOSED EXTERIOR
IMPROVEMENTS

37-45 Calle Laureles Street
2946-48 De La Vina Street

ABR SUBMITTAL



AIA|CC
CALIFORNIA COUNCIL

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (INCLUDING SUPPLEMENT-BLUE EFFECTIVE JULY 1, 2018) NO CHANGE

INSPECTOR
SIGNOFF

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT^{1,2}
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.
www.arb.ca.gov/DRB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.
5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (c)(2) of California Code of Regulations, Title 17, commencing with Section 94507; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

INSPECTOR
SIGNOFF

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{1,2}
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVERSED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.
5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:
1. Manufacturer's product specification
2. Field verification of on-site product containers
5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet at least one of the testing and product requirements:
1. Carpet and Rug Institute's Green Label Plus Program.
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or Specification 01350).
3. NSF/ANSI 140 at the Gold level or higher.
4. Scientific Certifications Systems Sustainable Choice, or
5. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7.0 and EQ 7.1 (formerly EQ 2.2) dated July 2012 and listed in the CHPS High Performance Product Database.
5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.
5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.
5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.
5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

INSPECTOR
SIGNOFF

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS:
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ²	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).
5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:
1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program.
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010.
3. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7, and EQ 7.1 (formerly EQ 2.2) dated July 2012 and listed in the CHPS High Performance Product Database, or
4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).
5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.
5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 8. MERV 8 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.
Exceptions:
1. An ASHRAE 10% to 15% efficiency filter shall be permitted for an HVAC unit meeting the 2013 California Energy Code having 600 Btu/h or less capacity per fan coil, if the energy use of the air delivery system is 0.4 Wd/m² or less at design air flow.
2. Existing mechanical equipment.
5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.
SECTION 5.505 INDOOR MOISTURE CONTROL
5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures not applicable to low-rise residential occupancies, see Section 5.407.2 of this code.
SECTION 5.506 INDOOR AIR QUALITY
5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.
5.506.2 CARBON DIOXIDE (CO₂) MONITORING. For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).
SECTION 5.507 ENVIRONMENTAL COMFORT
5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.
Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.
Exception: [D5A-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.
5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:
1. Within the 65 CNEL noise contour of an airport.
Exceptions:
a. L_n or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICLUZ) plan.
b. L_n or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.
2. Within the 65 CNEL or L_n noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.
5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).
5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (L_{eq}-1hr) of 50 dB in occupied areas during any hour of operation.
5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.
5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.
5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.
Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbox.org/PDF/CasesStudies/estoc_ratings.pdf.
SECTION 5.508 OUTDOOR AIR QUALITY
5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.
5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.
5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.
5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned areas, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

INSPECTOR
SIGNOFF

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.
5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.
5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.
5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.
5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.
5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.
Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.
5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.
5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows.
5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.
5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.
5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.
5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.
5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.
5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.
Exception: Valves with seal caps that are not removed from the valve during stem operation.
5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.
5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.
5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.
5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.
5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.
5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.
5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.
5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.
5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.
5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.
5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

INSPECTOR
SIGNOFF

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.
5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.
5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.
5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.
5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.
5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.
Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.
5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.
5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows.
5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.
5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.
5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.
5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.
5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.
5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.
Exception: Valves with seal caps that are not removed from the valve during stem operation.
5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.
5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.
5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.
5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.
5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.
5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.
5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.
5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.
5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.
5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.
5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

INSPECTOR
SIGNOFF

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.
5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.
5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.
5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.
5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.
5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.
Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.
5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.
5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows.
5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.
5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.
5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.
5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.
5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.
5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.
Exception: Valves with seal caps that are not removed from the valve during stem operation.
5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.
5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.
5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.
5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.
5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.
5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.
5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.
5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.
5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.
5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.
5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

INSPECTOR
SIGNOFF

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.
5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.
5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.
5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.
5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.
5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.
Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.
5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.
5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows.
5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.
5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.
5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.
5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.
5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.
5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.
Exception: Valves with seal caps that are not removed from the valve during stem operation.
5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.
5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.
5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.
5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.
5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.
5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.
5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.
5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.
5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.
5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.
5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

INSPECTOR
SIGNOFF

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.
5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.
5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.
5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.
5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.
5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.
Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.
5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.
5.508.2.2 Valves. Valves and fittings shall comply with the California Mechanical Code and as follows.
5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.
5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.
5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.
5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.
5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.
5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.
Exception: Valves with seal caps that are not removed from the valve during stem operation.
5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.
5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.
5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.
5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.
5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.
5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.
5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.
5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.
5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.
5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.
5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

INSPECTOR

11B-246 Outdoor developed areas

11B-246.1 General. Outdoor developed areas shall comply with Section 11B-246.

Exceptions:

- Where the enforcing agency finds that, in specific areas, the natural environment would be materially damaged by compliance with these regulations, such areas shall be subject to these regulations only to the extent that such material damage would not occur.
- Automobile access or accessible routes are not required when the enforcing agency determines compliance with these regulations would create an unreasonable hardship as defined in Chapter 2, Section 201.

11B-246.2 Camping facilities. In camping facilities where campsites are provided, at least two campsites and one additional campsite for each 100 campsites or fraction thereof, shall be accessible by and connected to sanitary facilities by travel routes with a maximum slope of 1:12. Permanent toilet and bathing facilities serving campsites shall comply with Section 11B-603.

11B-246.3 Beaches. Beaches shall be accessible.

11B-246.4 Day use areas and vista points. Day use areas, vista points, and similar areas shall be accessible.

11B-246.5 Picnic areas. Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible and comply with Section 11B-902.

11B-246.6 Parking lots. Parking lots shall comply with Sections 11B-208 and 11B-502.2 and shall be provided with curb cuts leading to adjacent walks, paths or trails.

11B-246.7 Trails and paths. Trails, paths and nature walk areas, or portions of them, shall be constructed with gradients permitting at least partial use by wheelchair occupants. Buildings and other functional areas shall be served by paths or walks with firm and stable surfaces.

11B-246.8 Nature trails. Nature trails and similar educational and informational areas shall be accessible to individuals with vision impairments by the provision of route guidelines, raised Braille numerals and symbols, or other similar guide and assistance devices.

11B-247 Detectable warnings and detectable directional texture

11B-247.1 Detectable warnings.

11B-247.1.1 General. Detectable warnings shall be provided in accordance with Section 11B-247.1 and shall comply with Section 11B-705.1.

11B-247.1.2 Where required. Detectable warnings shall be provided where required by Section 11B-247.1.2.

11B-247.1.2.1 Platform edges. Platform boarding edges shall have detectable warnings complying with Sections 11B-705.1.1 and 11B-705.1.2.1.

11B-247.1.2.2 Curb ramps. Curb ramps shall have detectable warnings complying with Sections 11B-705.1.1 and 11B-705.1.2.2.

11B-247.1.2.3 Islands or cut-through medians. Islands or cut-through medians shall have detectable warnings complying with Sections 11B-705.1.1 and 11B-705.1.2.3.

11B-247.1.2.4 Bus stops. Where detectable warnings are provided at bus stop boarding alighting areas in compliance with Section 11B-810.2.3, detectable warnings shall comply with Sections 11B-705.1.1 and 11B-705.1.2.4.

11B-247.1.2.5 Hazardous vehicular areas. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning complying with Sections 11B-705.1.1 and 11B-705.1.2.5.

11B-247.1.2.6 Reflecting pools. The edges of reflecting pools shall be protected by railings, walls, warning curbs or detectable warnings complying with Sections 11B-705.1.1 and 11B-705.1.2.6.

11B-247.1.2.7 Track crossings. Where it is necessary to cross tracks to reach transit boarding platforms, detectable warnings complying with Sections 11B-705.1.1 and 11B-705.1.2.7 shall be provided.

11B-247.2 Detectable directional texture. At transit boarding platforms, the pedestrian access shall be identified with a detectable directional texture complying with Section 11B-705.2.

11B-248 Common use areas and employee work areas

11B-248.1 Common use areas. Common use areas shall comply with this chapter.

11B-248.2 Employee work areas. Employee work areas shall comply with this chapter.

11B-249 Adult changing facilities

11B-249.1 General. Adult changing facilities shall comply with Section 11B-249.

11B-249.1.1. Where adult changing facilities are provided, each adult changing facility shall comply with Section 11B-813.

11B-249.1.2. Newly constructed commercial places of public amusement shall provide no fewer than one adult changing facility in compliance with Section 11B-813.

DIVISION 3

11B-301 General

11B-301.1 Scope. The provisions of Division 3 shall apply where required by Division 2 or where referenced by a requirement in this chapter.

11B-302 Floor or ground surfaces

11B-302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with Section 11B-302.

Exceptions:

- Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant.
- Areas of sport activity shall not be required to comply with Section 11B-302.
- 11B-302.2 Carpet.** Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, level cut/uncut pile texture. Pile height shall be 1/2 inch (12.7 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with Section 11B-303.

11B-302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (12.7 mm) diameter except as allowed in Sections 11B-407.4.3, 11B-409.4.3, 11B-410.4, 11B-810.5.3 and 11B-810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

11B-302.3.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with Section 11B-303.

Exceptions:

- Animal containment areas shall not be required to comply with Section 11B-303.
- Areas of sport activity shall not be required to comply with Section 11B-303.

11B-302.3.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

11B-302.3.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.

11B-303 Changes in level

11B-303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with Section 11B-303.

Exceptions:

- Animal containment areas shall not be required to comply with Section 11B-303.
- Areas of sport activity shall not be required to comply with Section 11B-303.

11B-303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

11B-303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.

11B-303.4 Ramps. Changes in level greater than 1/2 inch (12.7 mm) high shall be ramped, and shall comply with Section 11B-405 or 11B-406.

11B-303.5 Warning curbs. Abrupt changes in level exceeding 4 inches (102 mm) in a vertical dimension between walks, sidewalks or other pedestrian ways and adjacent surfaces or features shall be identified by warning curbs at least 6 inches (152 mm) in height above the walk or sidewalk surface.

Exceptions:

- A warning curb is not required between a walk or sidewalk and an adjacent street or driveway.
- A warning curb is not required where a guard or handrail is provided with a guide rail centered 2 inches (51 mm) minimum and 4 inches (102 mm) maximum above the surface of the walk or sidewalk.

Exceptions:

- A warning curb is not required between a walk or sidewalk and an adjacent street or driveway.
- A warning curb is not required when a guard or handrail is provided with a guide rail centered 2 inches (51 mm) minimum and 4 inches (102 mm) maximum above the surface of the walk or sidewalk.

11B-304 Turning space. Turning space shall comply with Section 11B-304.

11B-304.1 General. Turning space shall comply with Section 11B-304.

11B-304.2 Floor or ground surfaces. Floor or ground surfaces of a turning space shall comply with Section 11B-302. Changes in level are not permitted.

11B-304.3 Size. Turning space shall comply with Section 11B-304.3.1 or 11B-304.3.2.

11B-304.3.1 Circular space. The turning space shall be a space of 60 inches (1524 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with Section 11B-306.

11B-304.3.2 T-Shaped space. The turning space shall be a T-shaped space within a 60 inch (1524 mm) square minimum with arms and base 36 inches (914 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum above the floor and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with Section 11B-306 only at the end of either the base or one arm.

11B-304.4 General. Where signs or other objects are mounted on posts or pylons, and their bottom edges are less than 80 inches (2032 mm) above the floor or ground surface, the edges of such signs and objects shall be rounded or eased and the corners shall have a minimum radius of 1/8 inch (3.2 mm).

11B-304.5 General. Where signs or other objects are mounted on posts or pylons, and their bottom edges are less than 80 inches (2032 mm) above the floor or ground surface, the edges of such signs and objects shall be rounded or eased and the corners shall have a minimum radius of 1/8 inch (3.2 mm).

11B-304.6 Door swing. Doors shall be permitted to swing into turning spaces

11B-305 Clear floor or ground space

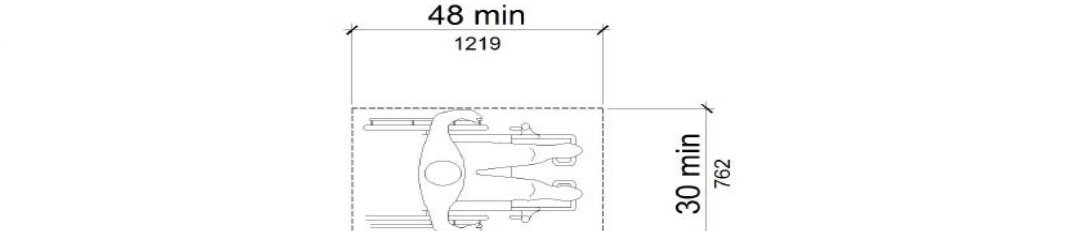
11B-305.1 General. Clear floor or ground space shall comply with Section 11B-305.

11B-305.2 Floor or ground surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with Section 11B-302. Changes in level are not permitted.

Exceptions:

- Where the enforcing agency finds that, in specific areas, the natural environment would be materially damaged by compliance with these regulations, such areas shall be subject to these regulations only to the extent that such material damage would not occur.
- Automobile access or accessible routes are not required when the enforcing agency determines compliance with these regulations would create an unreasonable hardship as defined in Chapter 2, Section 201.

11B-305.3 Size. The clear floor or ground space shall be 30 inches (762 mm) minimum by 48 inches (1219 mm) minimum.



11B-305.4 Knee and toe clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with Section 11B-306.

11B-305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

11B-305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. Clear floor or ground space may overlap an accessible route, unless specifically prohibited elsewhere in this chapter.

11B-305.7 Maneuvering clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with Sections 11B-305.7.1 and 11B-305.7.2.

11B-305.7.1 Forward approach. Alcoves shall be 36 inches (914 mm) wide minimum where the depth exceeds 24 inches (610 mm).

11B-305.7.2 Parallel approach. Alcoves shall be 60 inches (1524 mm) wide minimum where the depth exceeds 15 inches (381 mm).

11B-306 Obstruction. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the high side reach shall be 48 inches (1219 mm) maximum where the reach depth is 20 inches (508 mm) maximum. Where the reach depth exceeds 20 inches (508 mm), the high side reach shall be 44 inches (1118 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

11B-306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with Section 11B-306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

11B-306.2 Toe clearance.

11B-306.2.1 General. Space under an element between 9 inches (229 mm) and 27 inches (686 mm) above the finish floor or ground shall be considered knee clearance and shall comply with Section 11B-306.3.

11B-306.2.2 Maximum depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element.

11B-306.2.3 Minimum required depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (432 mm) minimum under the element.

Exceptions:

- The toe clearance shall extend 10 inches (483 mm) minimum under sinks required to be accessible by Section 11B-212.3.1.
- The toe clearance shall extend 19 inches (483 mm) minimum under built-in dining and work surfaces required to be accessible.

11B-306.2.4 Additional clearance. Space extending greater than 6 inches (152 mm) beyond the available knee clearance at 9 inches (229 mm) above the finish floor or ground shall not be considered toe clearance.

11B-306.2.5 Width. Toe clearance shall be 30 inches (762 mm) wide minimum.

11B-306.3 Knee clearance.

11B-306.3.1 General. Space under an element between 9 inches (229 mm) and 27 inches (686 mm) above the finish floor or ground shall be considered knee clearance and shall comply with Section 11B-306.3.

11B-306.3.2 Maximum depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (229 mm) above the finish floor or ground.

11B-306.3.3 Minimum required depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (279 mm) deep minimum at 9 inches (229 mm) above the finish floor or ground, and 8 inches (203 mm) deep minimum at 27 inches (686 mm) above the finish floor or ground.

Exceptions:

- The toe clearance shall extend 10 inches (483 mm) minimum under sinks required to be accessible by Section 11B-212.3.1.
- The toe clearance shall extend 19 inches (483 mm) minimum under built-in dining and work surfaces required to be accessible.

11B-306.3.4 Additional clearance. Space extending greater than 6 inches (152 mm) beyond the available knee clearance at 9 inches (229 mm) above the finish floor or ground shall not be considered toe clearance.

11B-306.3.5 Width. Toe clearance shall be 30 inches (762 mm) wide minimum.

11B-306.3.6 Knee clearance.

11B-306.3.1 General. Space under an element between 9 inches (229 mm) and 27 inches (686 mm) above the finish floor or ground shall be considered knee clearance and shall comply with Section 11B-306.3.

11B-306.3.2 Maximum depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (229 mm) above the finish floor or ground.

11B-306.3.3 Minimum required depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (279 mm) deep minimum at 9 inches (229 mm) above the finish floor or ground, and 8 inches (203 mm) deep minimum at 27 inches (686 mm) above the finish floor or ground.

Exceptions:

- The toe clearance shall extend 10 inches (483 mm) minimum under sinks required to be accessible by Section 11B-212.3.1.
- The toe clearance shall extend 19 inches (483 mm) minimum under built-in dining and work surfaces required to be accessible.

11B-306.3.4 Additional clearance. Space extending greater than 6 inches (152 mm) beyond the available knee clearance at 9 inches (229 mm) above the finish floor or ground shall not be considered toe clearance.

11B-306.3.5 Width. Toe clearance shall be 30 inches (762 mm) wide minimum.

11B-306.3.6 Knee clearance.

11B-306.3.1 General. Space under an element between 9 inches (229 mm) and 27 inches (686 mm) above the finish floor or ground shall be considered knee clearance and shall comply with Section 11B-306.3.

11B-306.3.2 Maximum depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (229 mm) above the finish floor or ground.

11B-306.3.3 Minimum required depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (279 mm) deep minimum at 9 inches (229 mm) above the finish floor or ground, and 8 inches (203 mm) deep minimum at 27 inches (686 mm) above the finish floor or ground.

Exceptions:

- The toe clearance shall extend 10 inches (483 mm) minimum under sinks required to be accessible by Section 11B-212.3.1.
- The toe clearance shall extend 19 inches (483 mm) minimum under built-in dining and work surfaces required to be accessible.

11B-306.3.4 Additional clearance. Space extending greater than 6 inches (152 mm) beyond the available knee clearance at 9 inches (229 mm) above the finish floor or ground shall not be considered toe clearance.

11B-306.3.5 Width. Toe clearance shall be 30 inches (762 mm) wide minimum.

11B-306.3.6 Knee clearance.

11B-306.3.1 General. Space under an element between 9 inches (229 mm) and 27 inches (686 mm) above the finish floor or ground shall be considered knee clearance and shall comply with Section 11B-306.3.

11B-306.3.2 Maximum depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (229 mm) above the finish floor or ground.

11B-306.3.3 Minimum required depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (279 mm) deep minimum at 9 inches (229 mm) above the finish floor or ground, and 8 inches (203 mm) deep minimum at 27 inches (686 mm) above the finish floor or ground.

Exceptions:

- The toe clearance shall extend 10 inches (483 mm) minimum under sinks required to be accessible by Section 11B-212.3.1.
- The toe clearance shall extend 19 inches (483 mm) minimum under built-in dining and work surfaces required to be accessible.

11B-306.3.4 Additional clearance. Space extending greater than 6 inches (152 mm) beyond the available knee clearance at 9 inches (229 mm) above the finish floor or ground shall not be considered toe clearance.

11B-306.3.5 Width. Toe clearance shall be 30 inches (762 mm) wide minimum.

11B-306.3.6 Knee clearance.

11B-306.3.1 General. Space under an element between 9 inches (229 mm) and 27 inches (686 mm) above the finish floor or ground shall be considered knee clearance and shall comply with Section 11B-306.3.

11B-306.3.2 Maximum depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (229 mm) above the finish floor or ground.

11B-306.3.3 Minimum required depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (279 mm) deep minimum at 9 inches (229 mm) above the finish floor or ground, and 8 inches (203 mm) deep minimum at 27 inches (686 mm) above the finish floor or ground.

Exceptions:

- The toe clearance shall extend 10 inches (483 mm) minimum under sinks required to be accessible by Section 11B-212.3.1.
- The toe clearance shall extend 19 inches (483 mm) minimum under built-in dining and work surfaces required to be accessible.

11B-306.3.4 Additional clearance. Space extending greater than 6 inches (152 mm) beyond the available knee clearance at 9 inches (229 mm) above the finish floor or ground shall not be considered toe clearance.

11B-306.3.5 Width. Toe clearance shall be 30 inches (762 mm) wide minimum.

11B-306.3.6 Knee clearance.

11B-307 Protruding objects

11B-307.1 General. Protruding objects shall comply with Section 11B-307.

11B-307.2 Protrusion limits. Objects with leading edges more than 27 inches (686 mm) and not more than 80 inches (2032 mm) above the finish floor or ground shall protrude 4 inches (102 mm) maximum horizontally into the circulation path.

Exception: Handrails shall be permitted to protrude 4 1/2 inches (114 mm) maximum.

11B-307.3 Post-mounted objects. Free-standing objects mounted on posts or pylons shall obstruct circulation paths 12 inches (305 mm) maximum when located 27 inches (686 mm) minimum and 80 inches (2032 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (686 mm) maximum or 80 inches (2032 mm) minimum above the finish floor or ground.

Exception: The leading portions of handrails serving stairs and ramps shall not be required to comply with Section 11B-307.3.

11B-307.4 Edges and corners. Where signs or other objects are mounted on posts or pylons, and their bottom edges are less than 80 inches (2032 mm) above the floor or ground surface, the edges of such signs and objects shall be rounded or eased and the corners shall have a minimum radius of 1/8 inch (3.2 mm).

11B-307.5 General. Where signs or other objects are mounted on posts or pylons, and their bottom edges are less than 80 inches (2032 mm) above the floor or ground surface, the edges of such signs and objects shall be rounded or eased and the corners shall have a minimum radius of 1/8 inch (3.2 mm).

11B-307.6 General. Where signs or other objects are mounted on posts or pylons, and their bottom edges are less than 80 inches (2032 mm) above the floor or ground surface, the edges of such signs and objects shall be rounded or eased and the corners shall have a minimum radius of 1/8 inch (3.2 mm).

11B-307.7 General. Where signs or other objects are mounted on posts or pylons, and their bottom edges are less than 80 inches (2032 mm) above the floor or ground surface, the edges of such signs and objects shall be rounded or eased and the corners shall have a minimum radius of 1/8 inch (3.2 mm).

11B-307.8 General. Where signs or other objects are mounted on posts or pylons, and their bottom edges are less than 80 inches (2032 mm) above the floor or ground surface, the edges of such signs and objects shall be rounded or eased and the corners shall have a minimum radius of 1/8 inch (3.2 mm).

11B-307.9 General. Where a guy support is used within either the width of a circulation path or 24 inches (610 mm) maximum outside of a circulation path, a vertical guy brace, sidewalk guy or similar device shall be used to prevent a hazard or an overhead obstruction.

11B-307.5 Reaching clear width. Protruding objects shall not reduce the clear width required for accessible routes.

11B-308 Reach ranges

11B-308.1 General. Reach ranges shall comply with Section 11B-308.

11B-308.1.1 Electrical switches. Control and switch controls to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment, shall comply with Section 11B-308 except the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box.

11B-308.1.2 Electrical receptacle outlets. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall comply with Section 11B-308 except the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box.

11B-308.2 Forward reach.

11B-308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1219 mm) maximum and the low forward reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

11B-308.2.2 Obstructed high reach. Where a high forward reach is over an obstruction, the clear floor space shall extend 15 inches (381 mm) maximum beyond the obstruction. The high forward reach shall be 48 inches (1219 mm) maximum where the reach depth is 20 inches (508 mm) maximum. Where the reach depth exceeds 20 inches (508 mm), the high forward reach shall be 44 inches (1118 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

11B-308.2.3 Obstructed high reach. Where a high forward reach is over an obstruction, the clear floor space shall extend 15 inches (381 mm) maximum beyond the obstruction. The high forward reach shall be 48 inches (1219 mm) maximum where the reach depth is 20 inches (508 mm) maximum. Where the reach depth exceeds 20 inches (508 mm), the high forward reach shall be 44 inches (1118 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

11B-308.2.4 Obstructed high reach. Where a high forward reach is over an obstruction, the clear floor space shall extend 15 inches (381 mm) maximum beyond the obstruction. The high forward reach shall be 48 inches (1219 mm) maximum where the reach depth is 20 inches (508 mm) maximum. Where the reach depth exceeds 20 inches (508 mm), the high forward reach shall be 44 inches (1118 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

11B-308.2.5 Obstructed high reach. Where a high forward reach is over an obstruction, the clear floor space shall extend 15 inches (381 mm) maximum beyond the obstruction. The high forward

PROPOSED EXTERIOR
IMPROVEMENTS

37-45 Calle Laureles Street
2946-48 De La Vina Street

ABR SUBMITTAL



INTERNATIONAL SYMBOL OF
ACCESSIBILITY
(WHITE ON BLUE BACKGROUND)



INTERNATIONAL SYMBOL OF
ACCESSIBILITY
(BLUE ON WHITE OR
TRANSPARENT BACKGROUND)

- NOTES:
1. SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
 2. CHARACTERS, SYMBOLS AND BACKGROUND SHALL HAVE A NON-GLARE FINISH.
 3. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL HAVE A WIDTH-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10.

INTERNATIONAL SYMBOL OF
ACCESSIBILITY

N.T.S.

2

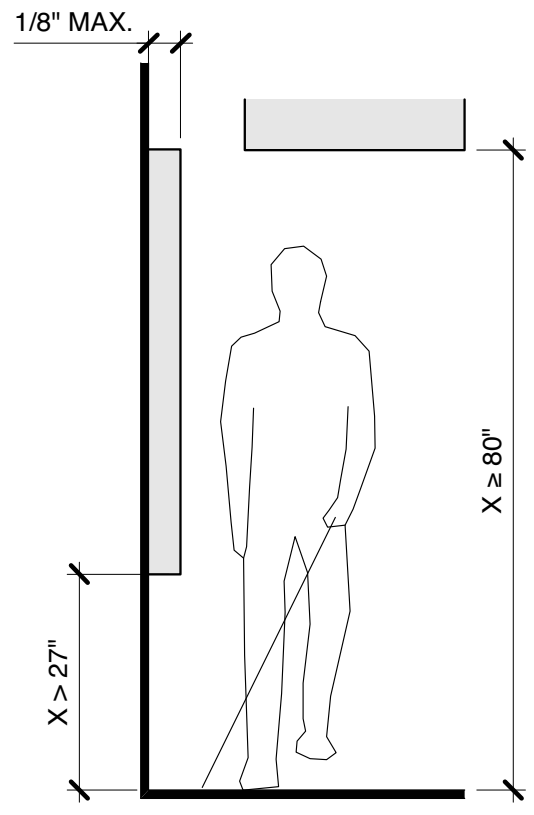


- NOTES:
1. SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
 2. CHARACTERS, SYMBOLS AND BACKGROUND SHALL HAVE A NON-GLARE FINISH.
 3. CHARACTERS AND SYMBOLS SHALL BE WHITE ON BLUE AND SHALL HAVE A WIDTH-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10.

ACCESSIBLE POINT OF ENTRY SIGN

N.T.S.

3



PER 2019 CBC SECTION 11B-307.2

LIMITS OF PROTRUDING OBJECTS

N.T.S.

4

THIS SHEET IS FOR REFERENCE ONLY AND ILLUSTRATES
CODE-REQUIRED MINIMUM STANDARDS. SEE PERTINENT
SHEETS, DRAWINGS, AND SPECIFICATIONS FOR APPLICATION
OF THESE STANDARDS TO THIS SPECIFIC PROJECT

1. WHEN A BUILDING OR A PORTION OF THE BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE COMPLYING WITH 11B-206 AND DIVISION 4, SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES, AND BETWEEN THE BUILDING AND THE PUBLIC WAY.
2. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS TO THE ACCESSIBLE ENTRANCE THEY SERVE.
3. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES THAT ARE ON THE SAME SITE.
4. WHEN MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE.
5. CHANGES IN LEVEL ALONG AN ACCESSIBLE ROUTE SHALL COMPLY PER 11B-303.
6. GRATINGS LOCATED IN THE SURFACE OF AN ACCESSIBLE ROUTE SHALL HAVE OPENINGS 1/2" MAX IN THE DIRECTION OF TRAFFIC FLOW.
7. SIGNAGE ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH 11B-216.6
8. WALKS AND SIDEWALKS ON AN ACCESSIBLE ROUTE SHALL COMPLY WITH 11B-403.1:
 - 8.1 SURFACES SHALL BE CONTINUOUS AND NOT INTERRUPTED BY STEPS OR ABRUPT LEVEL CHANGES EXCEEDING 1/2"
 - 8.2 IF THE WALK IS LESS THAN 60" CLR WIDE, THEN AN MIN. 80" X 80" CLR PASSING SPACE SHALL BE LOCATED AT REASONABLE INTERVALS NOT EXCEEDING 200 FEET
 - 8.3 SURFACES CROSS SLOPE SHALL NOT EXCEED 1/4":1'-0"
 - 8.4 ALL WALKS ON CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS OF AT LEAST 60" IN LENGTH AT LEAST EVERY 400'
 - 8.5 WHEN THE SLOPE IN DIRECTION OF TRAVEL EXCEEDS 6%, THE WALKS SHALL BE SLIP-RESISTANT
 - 8.6 WHEN THE SLOPE IN DIRECTION OF TRAVEL EXCEEDS 5%, THE WALKS SHALL COMPLY WITH THE RAMP PROVISIONS OF 11B-402.2
9. STAIRWAYS SHALL COMPLY WITH 11B-210.1.
10. RAMPS SHALL COMPLY WITH 11B-405.
11. HAZARDS ON ACCESSIBLE ROUTES SHALL COMPLY WITH 11B-307.4.
 - 11.1 ABRUPT LEVEL CHANGES EXCEEDING 4" SHALL BE IDENTIFIED BY CURBS OR OTHER APPROVED BARRIERS PROJECTING 6" MIN ABOVE THE ACCESSIBLE ROUTE.
 - 11.2 HEADROOM CLEARANCE SHALL BE 80" MINIMUM.
 - 11.3 OVERHANG OBSTRUCTIONS SHALL PROVIDE HEADROOM CLEARANCES OF MIN 80".
 - 11.4 IF THE BOTTOM EDGE OF A FREESTANDING SIGN IS LESS THAN 80" MIN. IN HEIGHT, THE EDGES SHALL BE ROUNDED OR EASED AND THE CORNERS SHALL HAVE A MIN RADIUS OF 0.125"

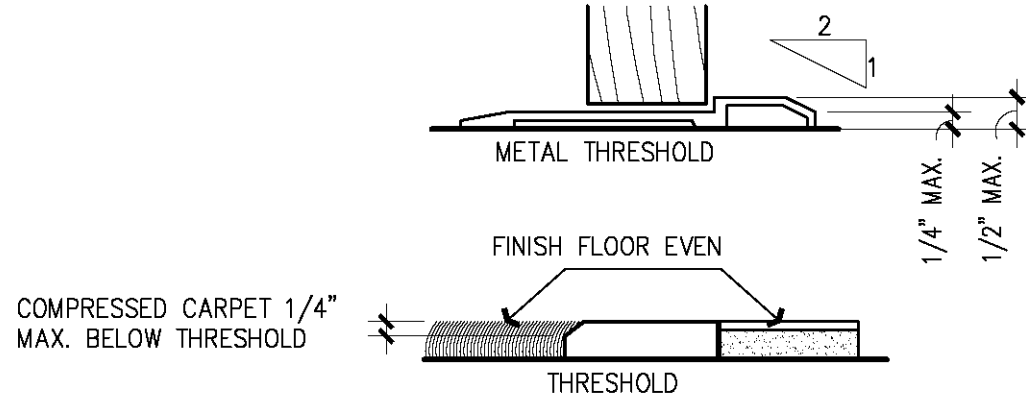
ACCESSIBILITY
11B PUBLIC
ACCOMMODATIONS

G212

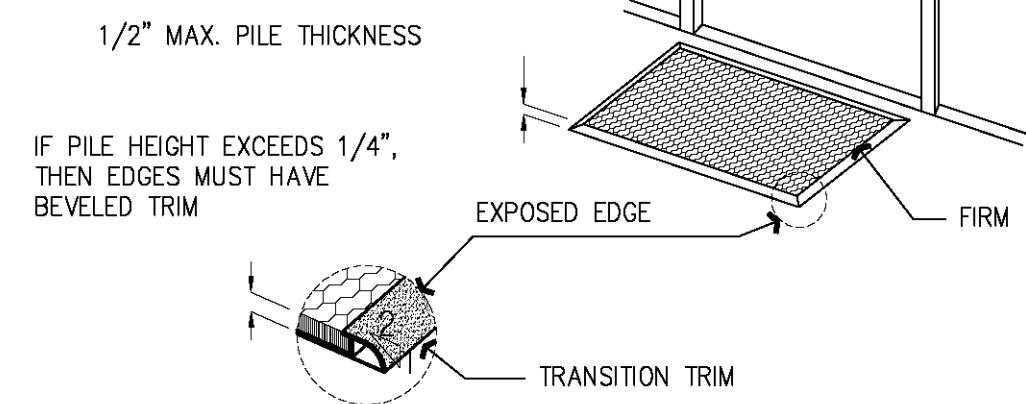
SCALE: DATE: 4/30/20

Drawing Scale

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)



- MAT CARPETING MUST CONSIST OF:
1. LEVEL LOOP
 2. TEXTURED LOOP
 3. LEVEL CUT PILE
 4. LEVEL CUT/UNCUT PILE



PER 2019 CBC SECTIONS 11B-302.2, 11B-303.2 & 11B-303.3

1. FLOOR(S) OR LANDING(S) ON EITHER SIDE OF A DOORWAY SHALL NOT BE MORE THAN 1/2" LOWER THAN THE DOORWAY THRESHOLD
2. A CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED AT A SLOPE STEEPER THAN 1:2
3. A 1/4" HIGH MAX VERTICAL EDGE WITHOUT EDGE TREATMENT IS PERMITTED
4. MAX PILE HEIGHT OF CARPETING IS 1/2" PER 11B-302.2
5. CARPETING MUST BE SECURELY ATTACHED
6. TRANSITION BETWEEN CARPETING AND SURROUNDING HARD SURFACE IS SUBJECT TO THE SAME REQUIREMENTS AS LEVEL CHANGES

THRESHOLD

N.T.S.

22

PER 2019 CBC SECTION 11B-219

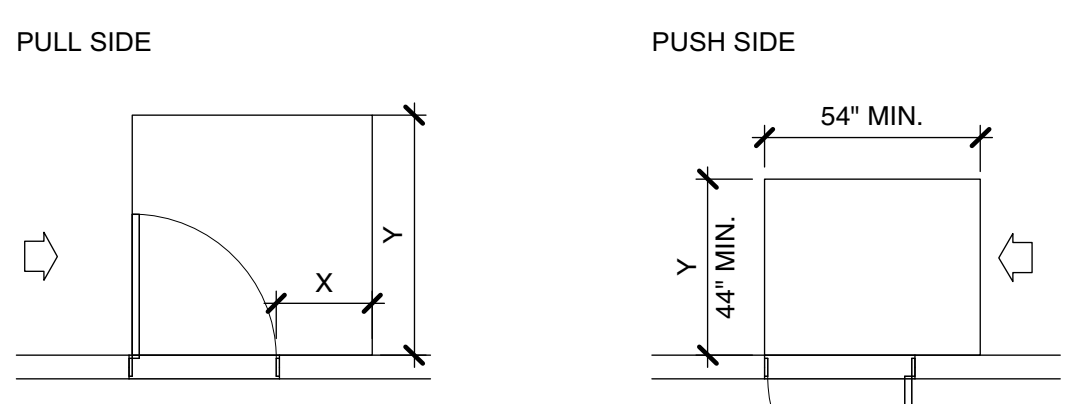
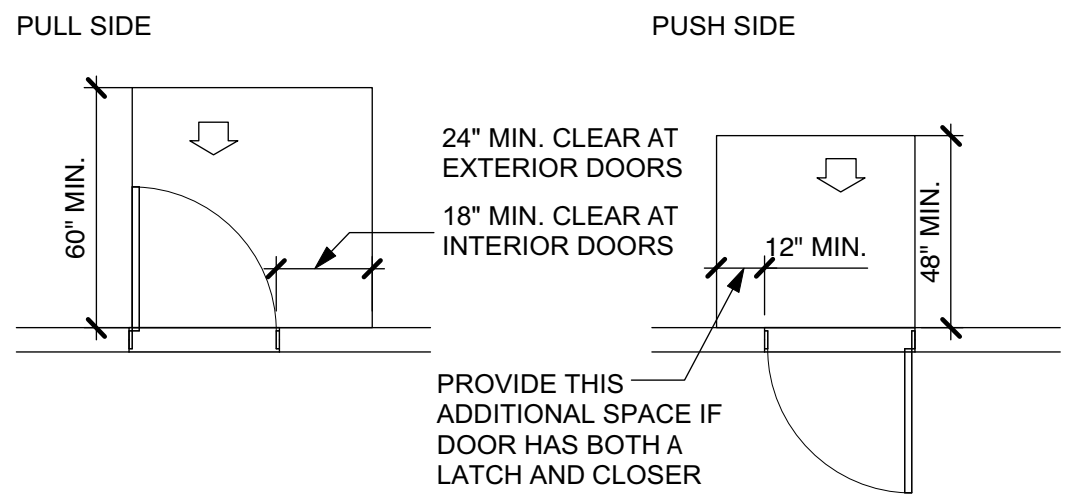
1. ASSISTIVE LISTENING SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION AND 11B-706 AND SHALL BE PROVIDED IN ASSEMBLY AREAS, INCLUDING CONFERENCE AND MEETING ROOMS.
2. THE MINIMUM NUMBER OF RECEIVERS TO BE PROVIDED SHALL BE EQUAL TO 4 PERCENT OF THE TOTAL NUMBER OF SEATS, BUT IN NO CASE LESS THAN TWO. TWENTY-FIVE PERCENT MINIMUM OF RECEIVERS PROVIDED, BUT NO FEWER THAN TWO, SHALL BE HEARING-AID COMPATIBLE IN ACCORDANCE WITH SECTION 11B-706.3.
3. IF THE ASSISTIVE LISTENING SYSTEM PROVIDED IS LIMITED TO SPECIFIC AREAS OR SEATS, THEN SUCH AREAS OR SEATS SHALL BE WITHIN A 50-FOOT VIEWING DISTANCE OF THE STAGE OR PLAYING AREA AND SHALL HAVE A COMPLETE VIEW OF THE STAGE OR PLAYING AREA.
4. PERMANENTLY INSTALLED ASSISTIVE LISTENING SYSTEMS ARE REQUIRED IN AREAS IF (1) THEY ACCOMMODATE AT LEAST 50 PERSONS OR IF THEY HAVE AUDIO-AMPLIFICATION SYSTEMS, AND (2) THEY HAVE FIXED SEATING. IF PORTABLE SYSTEMS ARE USED FOR CONFERENCE OR MEETING ROOMS, THE SYSTEM MAY SERVE MORE THAN ONE ROOM. AN ADEQUATE NUMBER OF ELECTRICAL OUTLETS OR OTHER SUPPLEMENTARY WIRING NECESSARY TO SUPPORT A PORTABLE ASSISTIVE LISTENING SYSTEM SHALL BE PROVIDED.

- EXCEPTIONS:
1. WHERE A BUILDING CONTAINS MORE THAN ONE ASSEMBLY AREA AND THE ASSEMBLY AREAS REQUIRED TO PROVIDE ASSISTIVE LISTENING SYSTEMS ARE UNDER ONE MANAGEMENT, THE TOTAL NUMBER OF REQUIRED RECEIVERS SHALL BE PERMITTED TO BE CALCULATED ACCORDING TO THE TOTAL NUMBER OF SEATS IN THE ASSEMBLY AREAS IN THE BUILDING PROVIDED THAT ALL RECEIVERS ARE USABLE WITH ALL SYSTEMS.
 2. WHERE ALL SEATS IN AN ASSEMBLY AREA ARE SERVED BY AN INDUCTION LOOP ASSISTIVE LISTENING SYSTEM, THE MINIMUM NUMBER OF RECEIVERS REQUIRED BY SECTION 11B-219.3 TO BE HEARING-AID COMPATIBLE SHALL NOT BE REQUIRED TO BE PROVIDED.

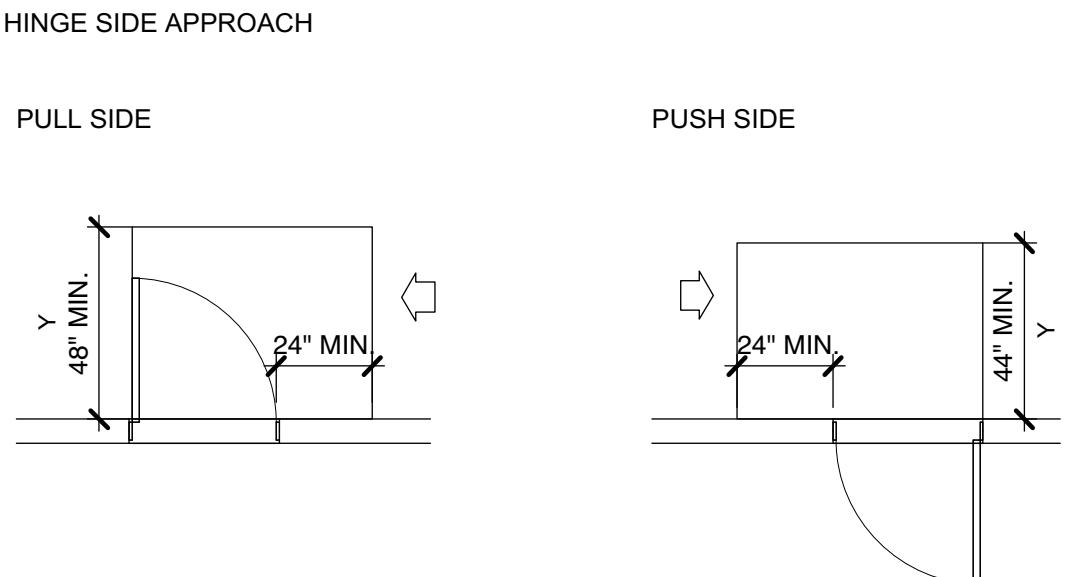
ASSISTIVE LISTENING SYSTEMS

N.T.S.

23



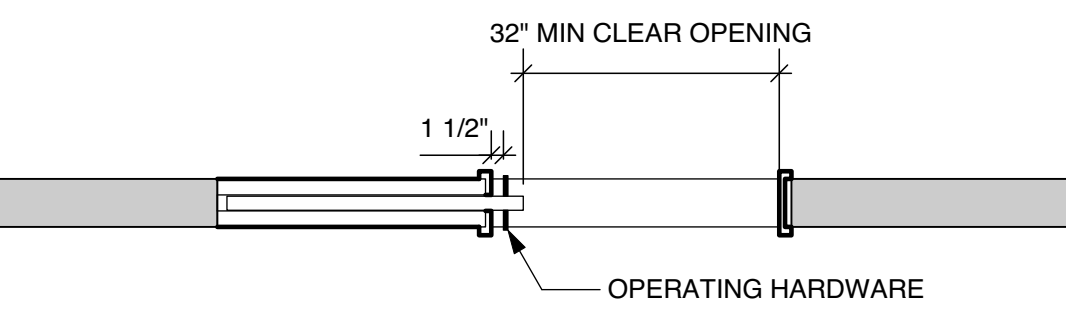
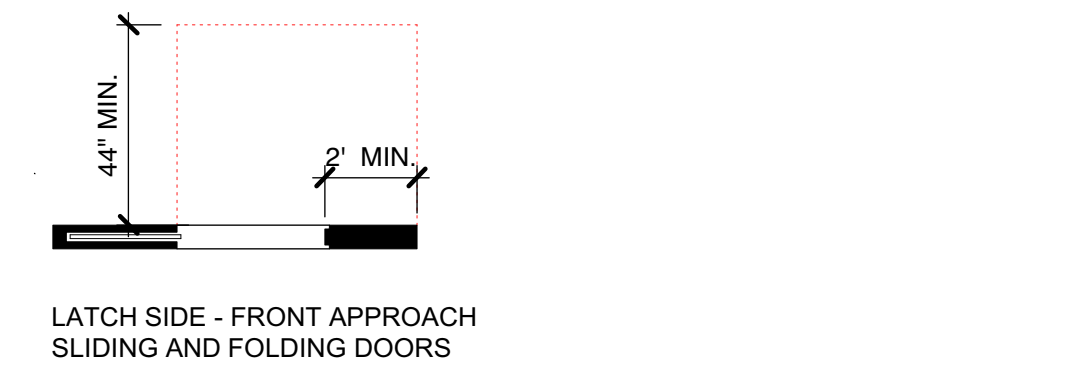
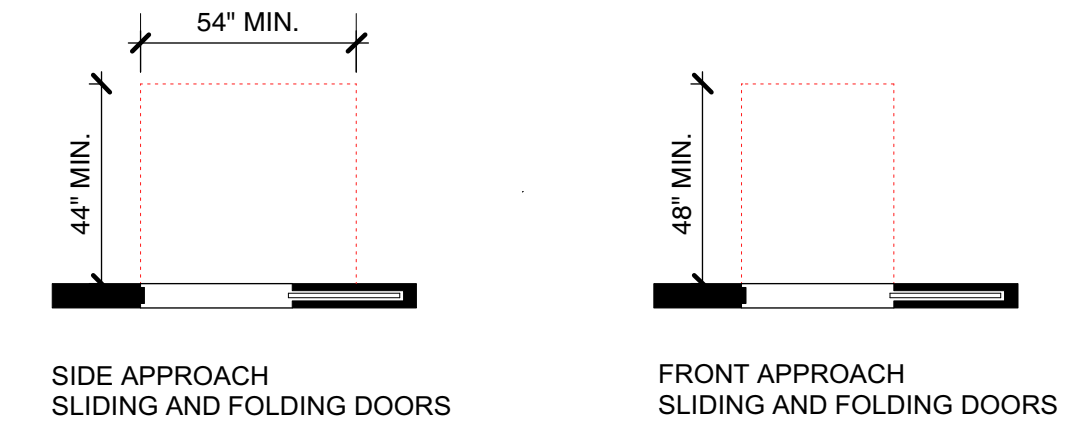
- NOTE:
- X = 36" (915 MM) MIN. IF Y = 60" (1525 MM);
X = 42" (1065 MM) MIN. IF Y = 54" (1370 MM)
- NOTE:
- Y = 48" (1220MM) MIN. IF DOOR HAS BOTH A LATCH AND A CLOSER



- NOTE:
- Y = 54" (1370 MM) MIN. IF DOOR HAS A CLOSER
- NOTE:
- Y = 48" (1220 MM) MIN. IF DOOR HAS A CLOSER

LATCH SIDE APPROACH

PER 2016 CBC SECTION 11B-404.2.4.1



Shape of handle must be operable with one hand and not require tight grasping, tight pinching or twisting of the wrist, per CBC 11B-404.2.7

The force required to activate the door is 5 pounds maximum per CBC 11B-404.2.7

The operable parts of door hardware to be centered between 34 inches MIN and 44 inches MAX per CBC 11B-404.2.7

Where sliding door is in full open position, operating hardware is to be exposed and operable from both sides, per CBC 11B-404.2.7

PER 2016 CBC SECTION 11B-404.2

PER 2019 CBC 11B-404

1. DOOR MUST PROVIDE MIN 32" CLR OPENING WIDTH MEASURED WITH THE DOOR POSITIONED 90 DEGREES FROM THE CLOSED POSITION. DOOR MUST BE MIN 36" IN WIDTH (11B-404.2.3)
2. DOORS NOT REQUIRING FULL USER PASSAGE MUST PROVIDE MIN 20" CLR OPENING WIDTH ()
3. DOORS SHALL NOT BE LESS THAN 6'-8" IN HEIGHT (1132A.3.1)
4. HINGED DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES (1132A3.3)
5. AT LEAST ONE LEAF AT A DOUBLE DOOR MUST PROVIDE A NET CLR OPENING OF 32" MIN WITH THE LEAF POSITIONED 90 DEGREES FROM IT CLOSED POSITION (1132A.3.5)
6. A FLOOR OR LANDING ON EACH SIDE OF THE DOOR SHALL BE LEVEL AND CLEAR. CHANGES IN HEIGHT BETWEEN LANDINGS SHALL COMPLY WITH (1132A.4)
7. MANEUVERING CLEARANCES AT DOORS SHALL BE AS SHOWN (1132A.5)
8. WHERE A DOOR REQUIRED TO BE ACCESSIBLE IS LOCATED IN AN ALCOVE GREATER THAN 8", STRIKE SIDE CLEARANCES SHALL BE PROVIDED WITHIN THE ALCOVE 1132A.5.2
9. MAXIMUM EFFORT TO OPERATED DOORS SHALL NOT EXCEED 5 POUNDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT MAY NOT EXCEED 15 POUNDS (11B-404.2.9)
10. THE SWEEP PERIOD OF A CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LANDING EDGE OF THE DOOR (1132A)
11. OPERABLE HARDWARE SHALL BE 34" MIN AND 44" MAX ABOVE THE FLOOR. HARDWARE SHALL BE OF A TYPE TO PERMIT OPERATION WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE (CBC 1132A.6) LEVERS MUST BE CURVED AND SHALL RETURN TO WITHIN 1/2" OF THE DOOR (CRSC 12-10-202)
12. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE EXTENDING THE FULL WIDTH OF THE DOOR (1132A.9)
13. ALL EXITS ARE TO BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. (1010.1.9)

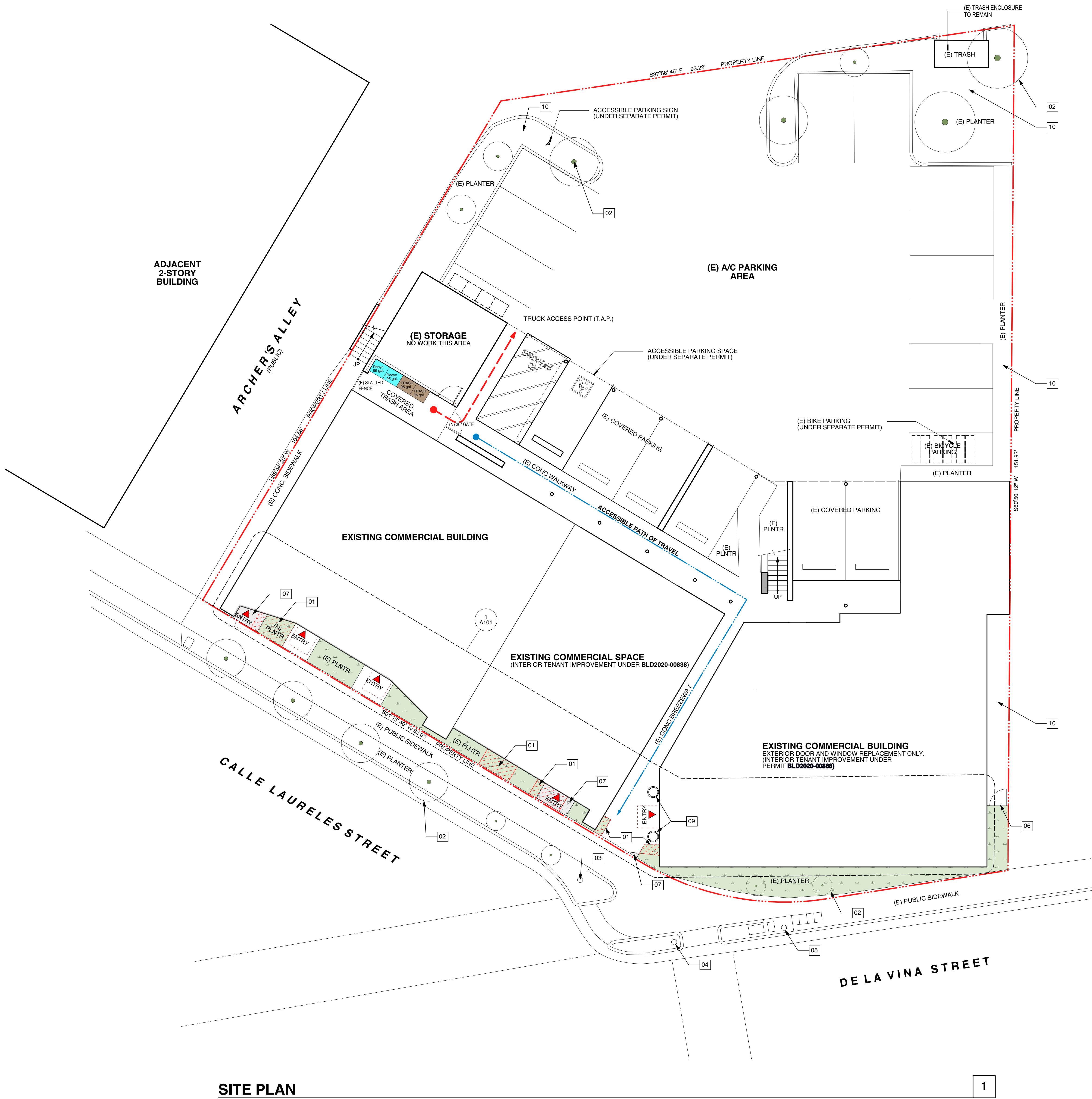
MANEUVERING CLEARANCE DOORS

N.T.S.

20

ACCESSIBLE ROUTE GENERAL NOTES

15



SITE PLAN
Scale: 1/8" = 1'-0"

1

SITE PLAN WORK NOTES

- 01 (E) STAMPED CONCRETE TO BE REMOVED AND REPURPOSED TO PLANTER
- 02 (E) TREES TYP. - FOR ADDITIONAL INFORMATION SEE LANDSCAPING PLAN
- 03 (E) FIRE HYDRANT
- 04 (E) CROSSING LIGHT W/ LIGHT AND SOUND
- 05 (E) EDISON POWER POLE
- 06 (E) 5'-0" IRON GATE TO REMAIN
- 07 (N) STAMPED CONCRETE TO MATCH EXISTING
- 08 (E) STAMPED CONCRETE TO REMAIN
- 09 (N) DECORATIVE PLANTER POTS W/ AGAVE ATTENUATA (FOX TAIL AGAVE)
- 10 NO CHANGE TO EXISTING PLANTER THIS AREA

PROPERTY LINE
ACCESSIBLE PATH OF TRAVEL

SITE PLAN LEGEND

PROPOSED EXTERIOR IMPROVEMENTS

37-45 Calle Laureles Street
2946-48 De La Vina Street

ABR SUBMITTAL

JOB NUMBER				
TBD				
PIC	PA	PM	TEAM	
MK	TH	TH	KM	

All design ideas and plans included or represented by these drawings are owned by and are the property of DesignARC and were created and developed for use in connection with the specified project. None of such ideas, designs, or plans shall be used for any purpose whatsoever without the written permission of DesignARC, © DesignARC Inc.

MILESTONES / SUBMITTALS	
DESCRIPTION	DATE
ABR SUBMITTAL	4/29/20

REVISIONS	
No.	DESCRIPTION

SITE PLAN

AS101

SCALE: DATE: 4/30/20
Drawing Scale

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)

PROPOSED EXTERIOR
IMPROVEMENTS

37-45 Calle Laureles Street
2946-48 De La Vina Street

ABR SUBMITTAL

DEMOLITION KEYNOTES

- D1 REMOVE (E) WINDOW
- D2 REMOVE (E) STOREFRONT SYSTEM
- D3 (E) COLORED AND STAMPED CONCRETE TO BE REMOVED
- D4 REMOVE (E) DOOR
- D5 REMOVE PORTION OF (E) WALL
- D6
- D7
- D8

WORK NOTES

- 1 (E) COLORED STAMPED CONCRETE TO REMAIN
- 2 (N) COLORED AND STAMPED CONCRETE TO MATCH EXISTING
- 3 (N) DECORATIVE PLANTER POTS W/ AGAVE ATTENUATA (FOX TAIL AGAVE)
- 4 (N) DECORATIVE AWNING
- 5 (N) DROUGHT RESISTANT LANDSCAPING AND IRRIGATION SYSTEM - SEE LANDSCAPE PLAN

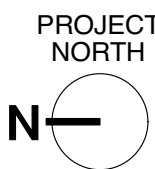
WALL LEGEND

- EXISTING WOOD FRAMED WALL. PROVIDE BATT INSULATION TO FILL WALL CAVITY
- NEW EXTERIOR WOOD FRAMED WALL. 2x4 WOOD STUDS AT 16" O.C. MIN. PROVIDE BATT INSULATION TO FILL WALL CAVITY

EXTERIOR OPENING DEMOLITION PLAN

Scale: 1/8" = 1'-0"

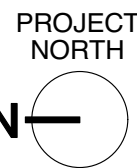
2



EXTERIOR OPENING FLOOR PLAN

Scale: 1/4" = 1'-0"

1



JOB NUMBER
TBD

PIC PA PM TEAM
MK TH YH KM

All design ideas and plans indicated or represented by these drawings are owned by and are the property of DesignARC and were created and developed for use in connection with the specified project. None of such ideas, designs, or plans shall be used for any purpose whatsoever without the written permission of DesignARC. © DesignARC Inc.

MILESTONES / SUBMITTALS

DESCRIPTION DATE
ABR SUBMITTAL 4/29/20

REVISIONS

No. DESCRIPTION DATE

PARTIAL FLOOR PLAN

A101

SCALE: DATE: 4/30/20
Drawing Scale

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)



PROPOSED EXTERIOR
IMPROVEMENTS

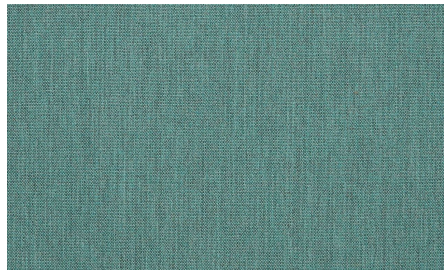
37-45 Calle Laureles Street
2946-48 De La Vina Street

ABR SUBMITTAL

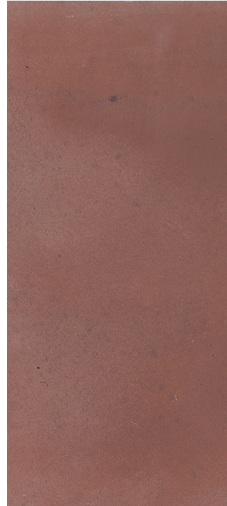
ELEVATION WORK NOTES

- EXISTING LIGHT FIXTURES TO BE RETROFIT WITH JAB COMPLIANT LED LAMPS.
- (N) DECORATIVE PLANTER POTS W/ AGAVE ATTENUATA (FOX TAIL AGAVE)
- (N) DECORATIVE AWNINGS, SUNBRELLA CAST BREEZE
- (E) ALUMINUM WINDOWS TO BE REMOVED, PATCHED AND PAINTED
- (N) STOREFRONT SYSTEM, MEDIUM BRONZE
- (N) DECORATIVE TILE CUT IN 4" SOLDIER COURSE PATTERN IN ALTERNATING COLORS
- (E) SPANISH TILE ROOFING TO REMAIN
- (E) GUTTERS AND DOWNSPOUTS TO REMAIN
- GLASS - CLEAR TYPICAL
- NEW PLASTER FINISH TO MATCH EXISTING WALL TEXTURE AND COLOR

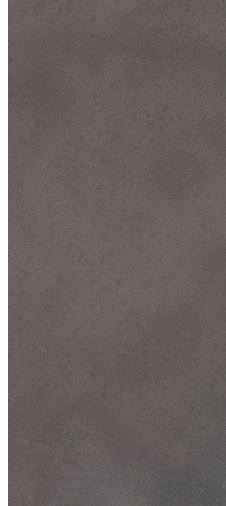
MATERIALS AND COLORS



AWNINGS - SUNBRELLA CAST BREEZE



TILE - ARTO CITY TILE RED



TILE - ARTO CHARCOAL



STOREFRONT
ANODIZED ALUMINUM



DOOR HANDLE - ASHLEY NORTON - 1300.08 ROPE PULL
COLOR - WHITE MEDIUM FINISH

JOB NUMBER
TBD
PIC PA PM TEAM
MK TH YH KM

All design ideas and plans included or represented by these drawings are owned by and are the property of DesignARC and were created and developed for use in connection with the specified project. None of such ideas, designs, or plans shall be used for any purpose whatsoever without the written permission of DesignARC. © DesignARC Inc.

MILESTONES / SUBMITTALS		DATE
DESCRIPTION		
ABR SUBMITTAL		4/29/20

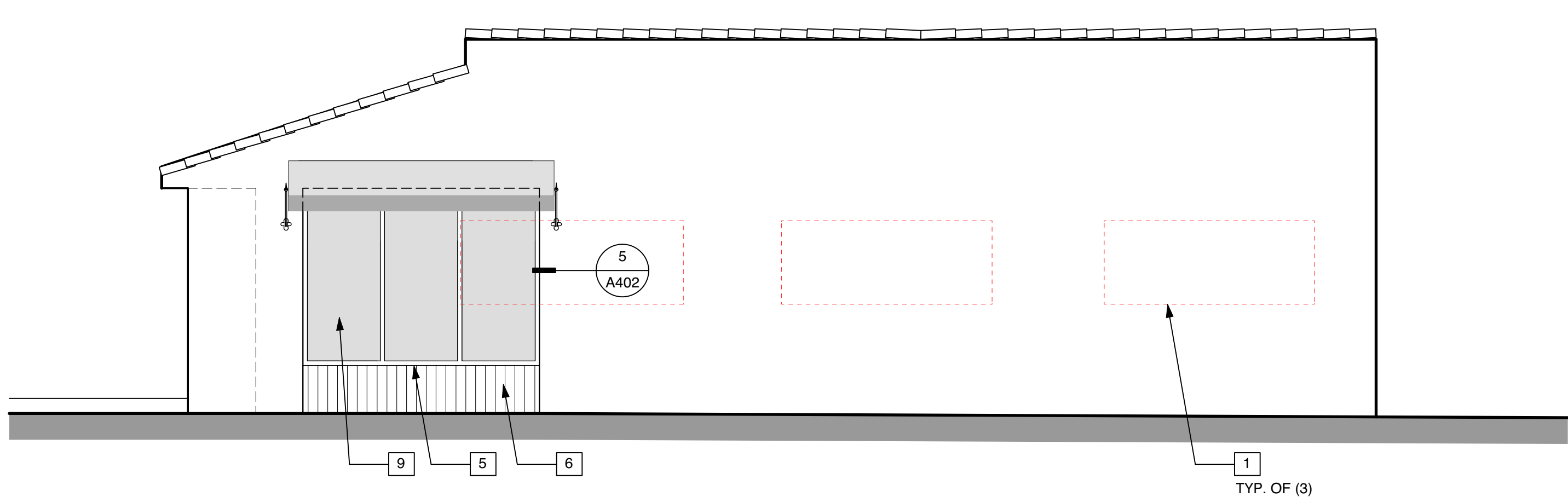
REVISIONS		DATE
No.	DESCRIPTION	

EXTERIOR ELEVATIONS

A201

SCALE: DATE: 4/30/20
Drawing Scale

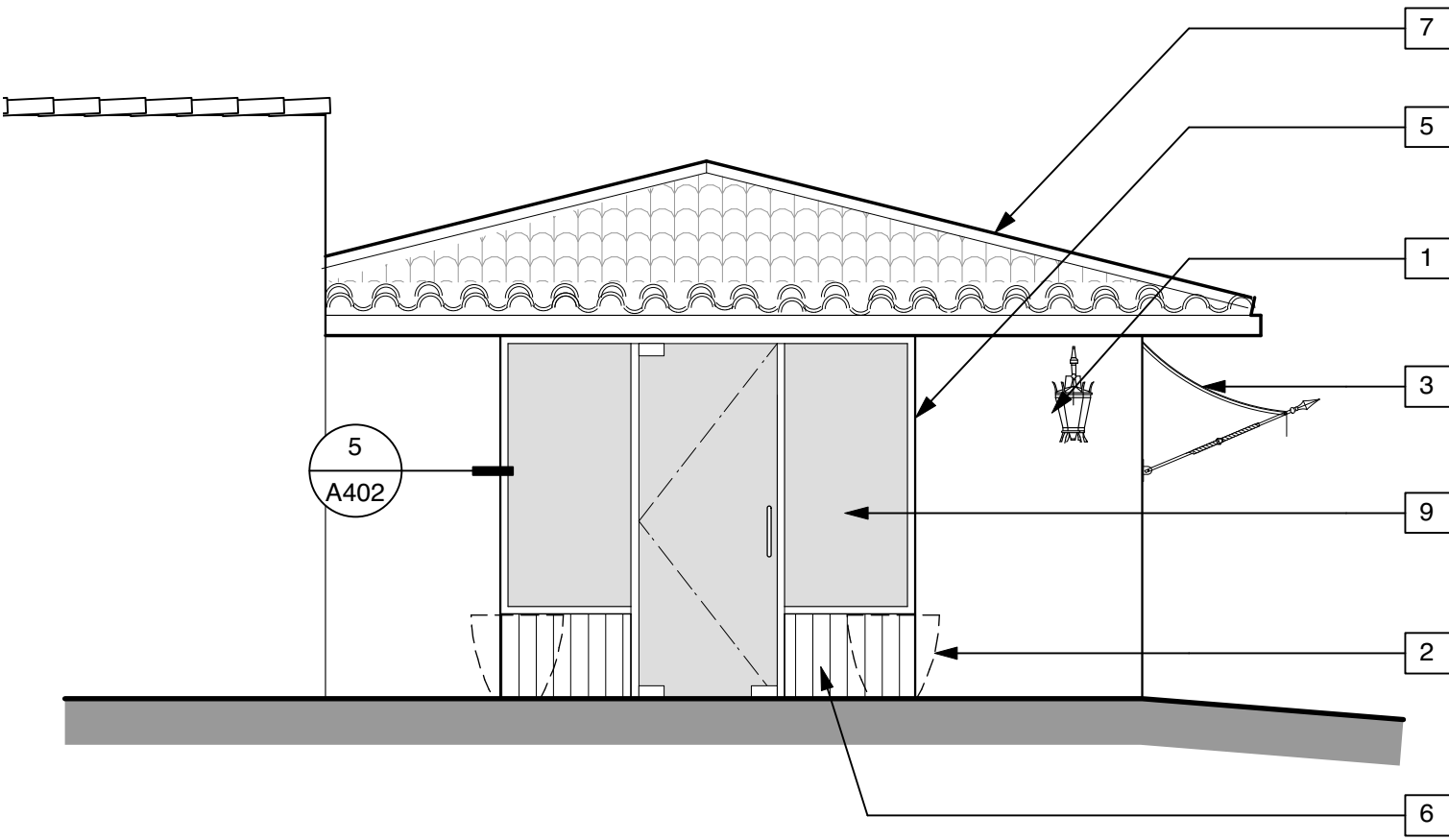
(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)



SOUTH ELEVATION

Scale: 1/4" = 1'-0"

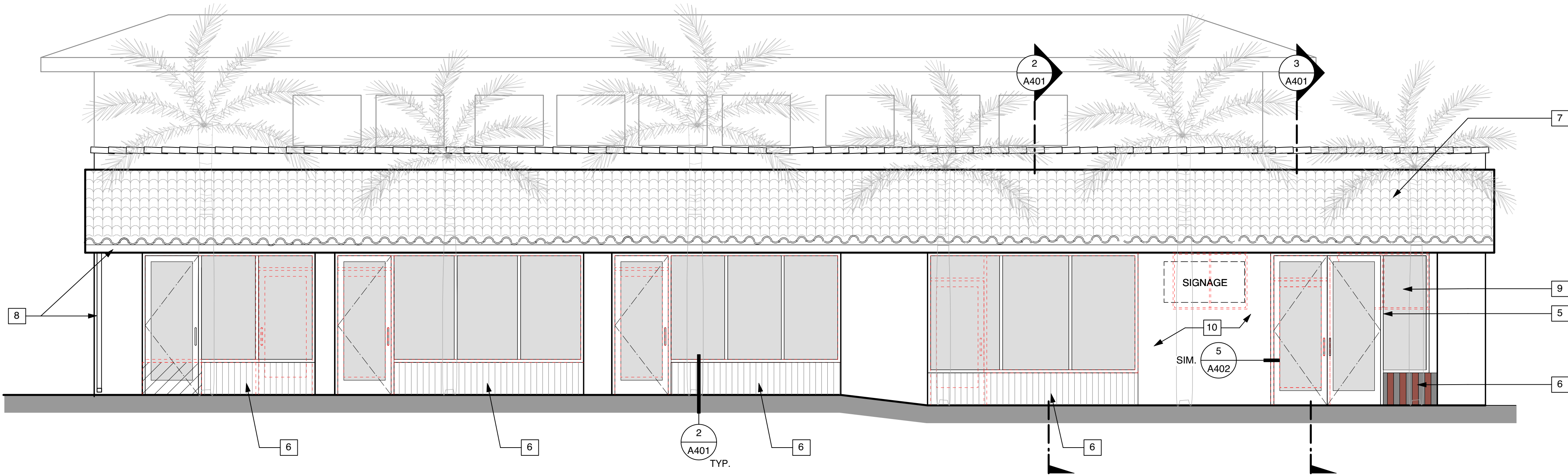
2



PARTIAL NORTH ELEV.

Scale: 1/4" = 1'-0"

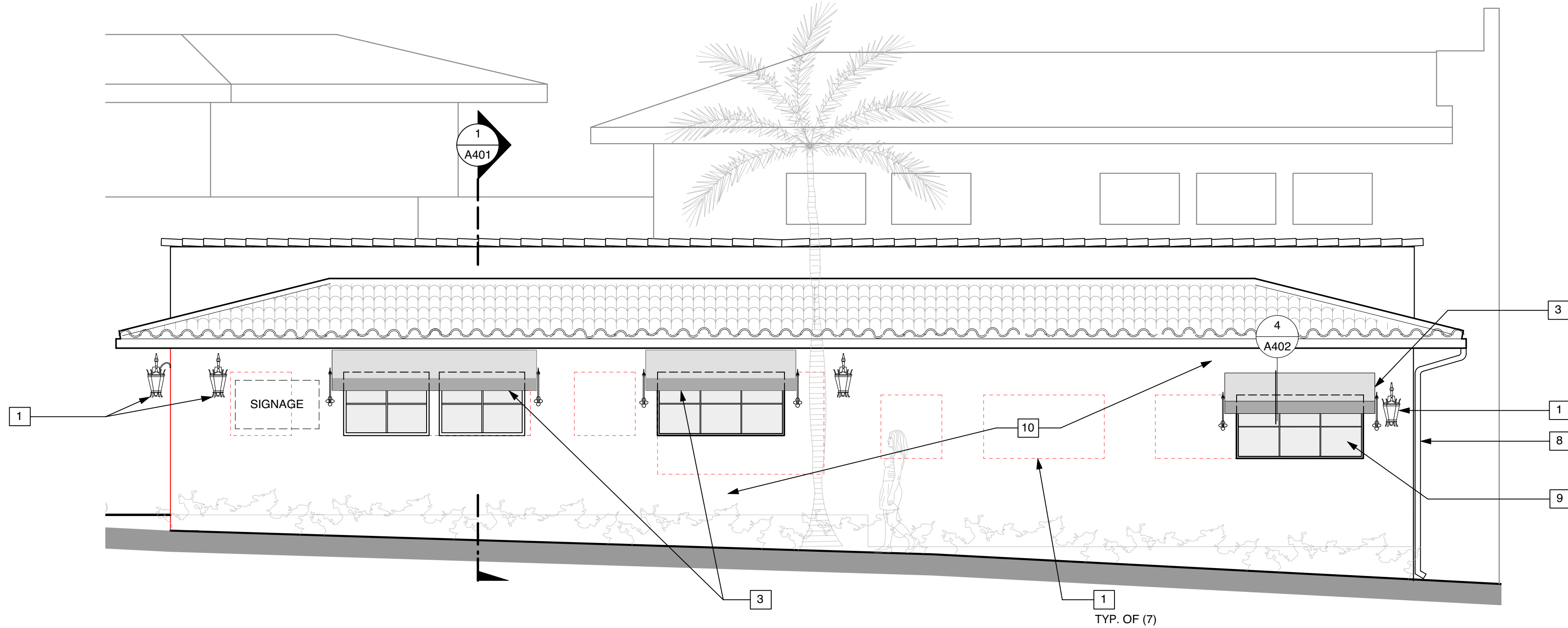
3



WEST ELEVATION

Scale: 1/4" = 1'-0"

1



SOUTHWEST ELEVATION

Scale: 1/4" = 1'-0"

4

PROPOSED EXTERIOR
IMPROVEMENTS

37-45 Calle Laureles Street
2946-48 De La Vina Street

ABR SUBMITTAL

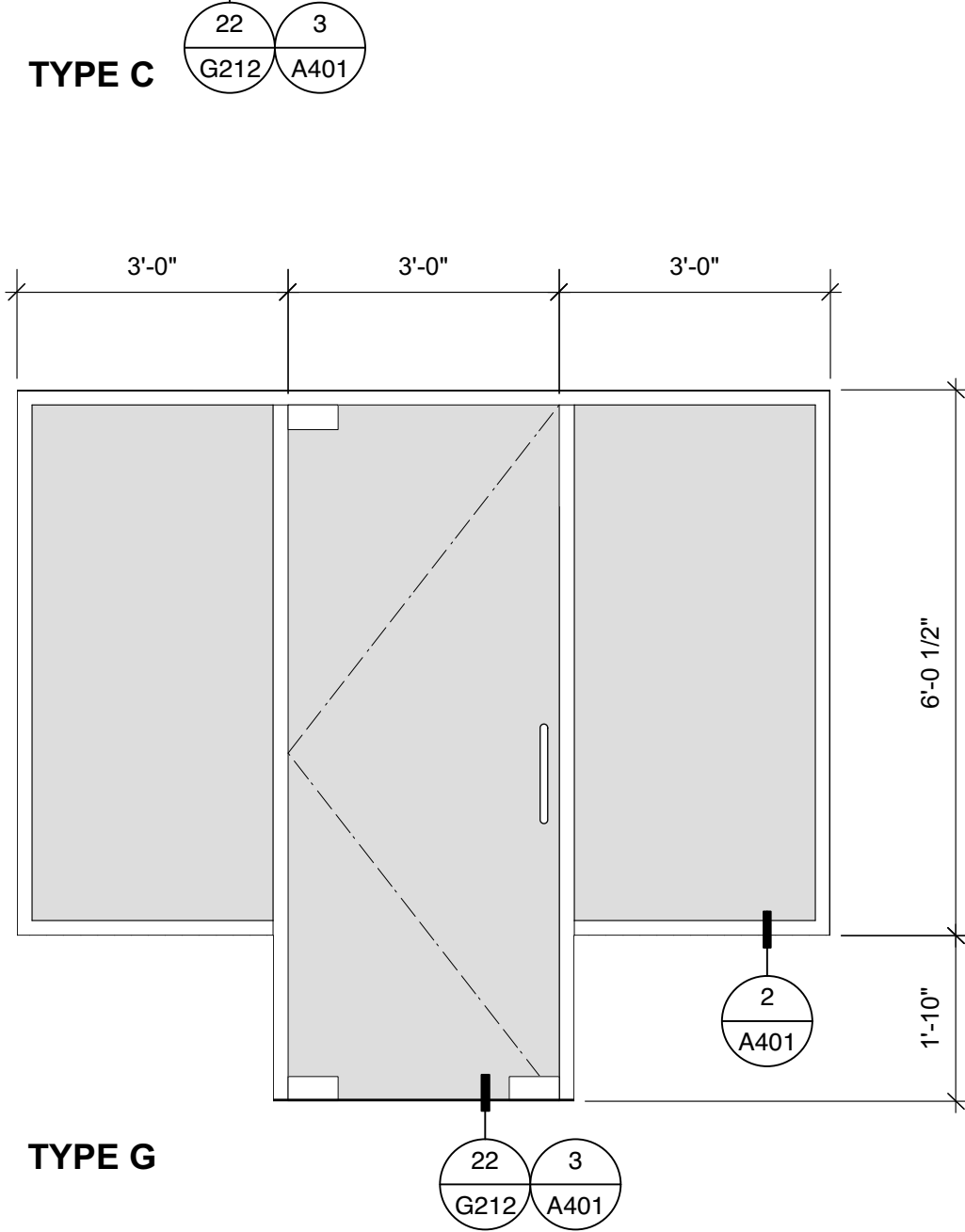
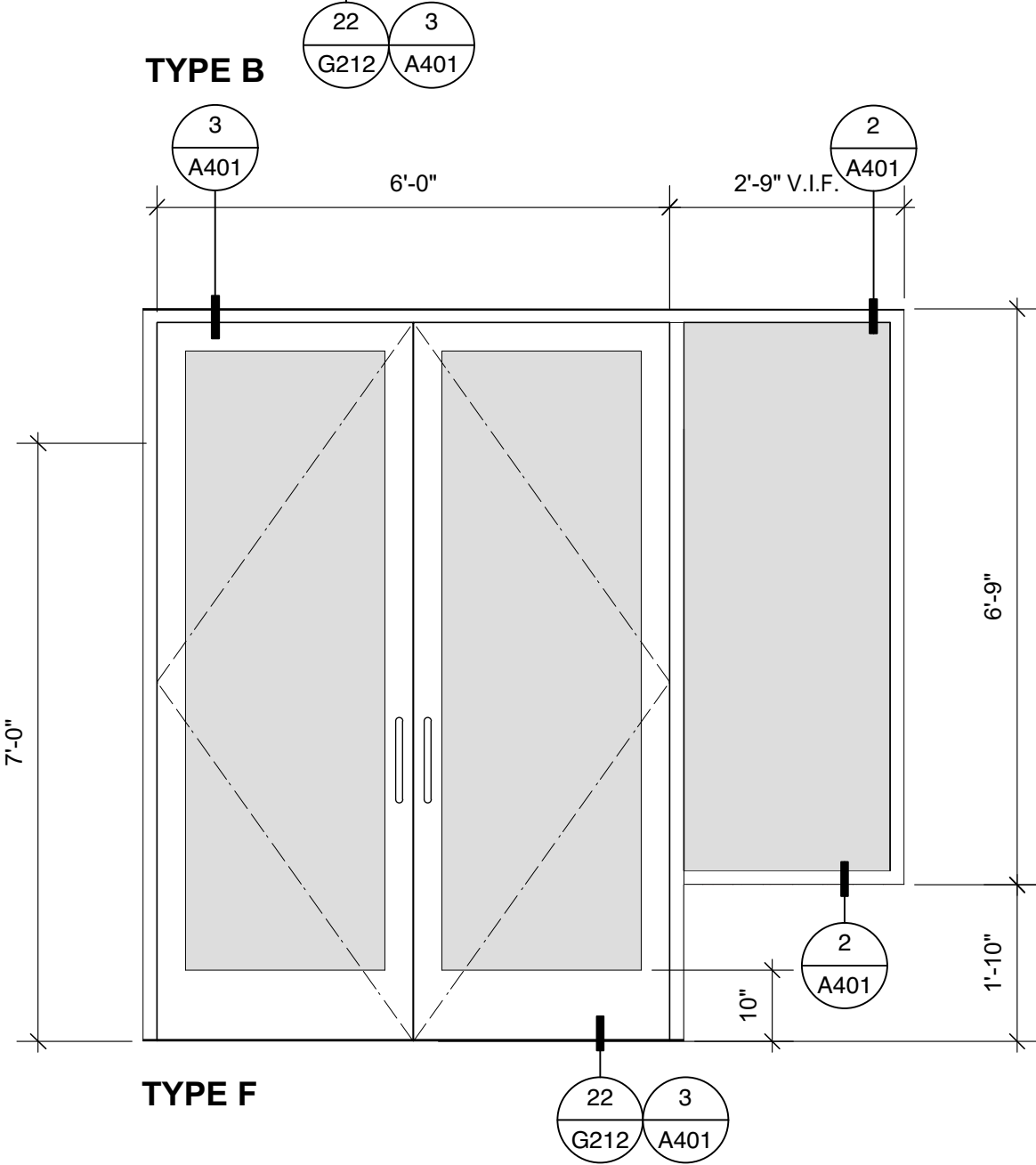
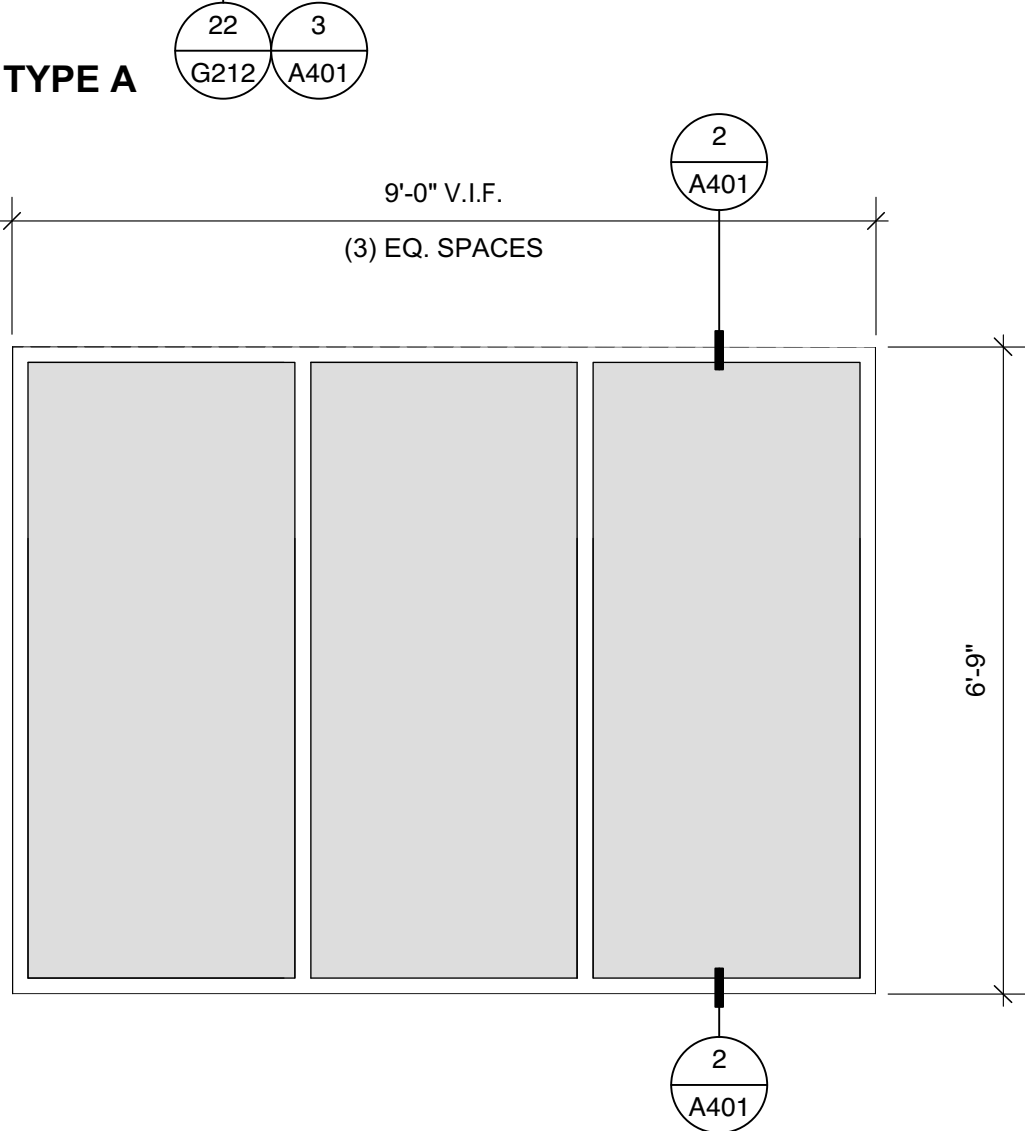
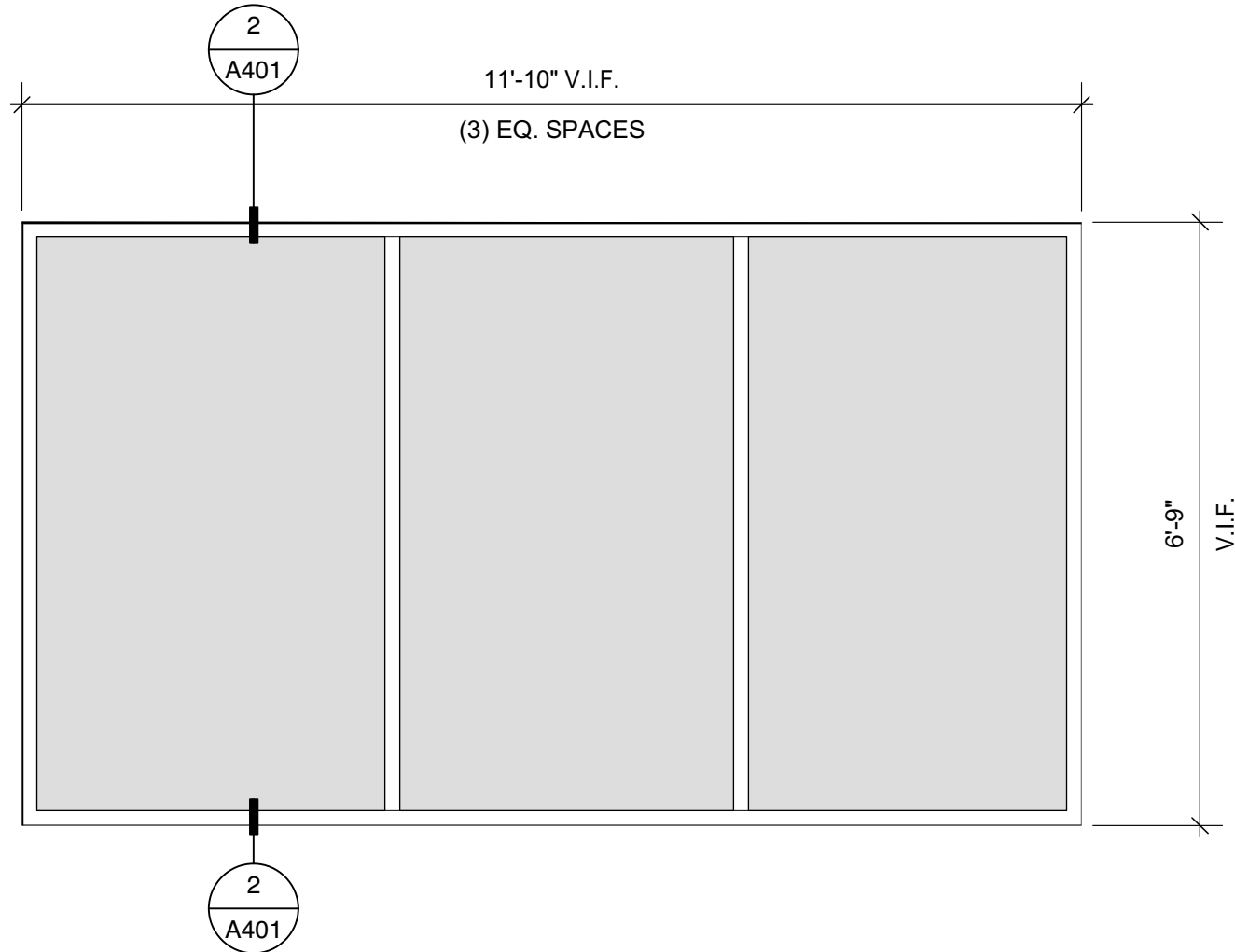
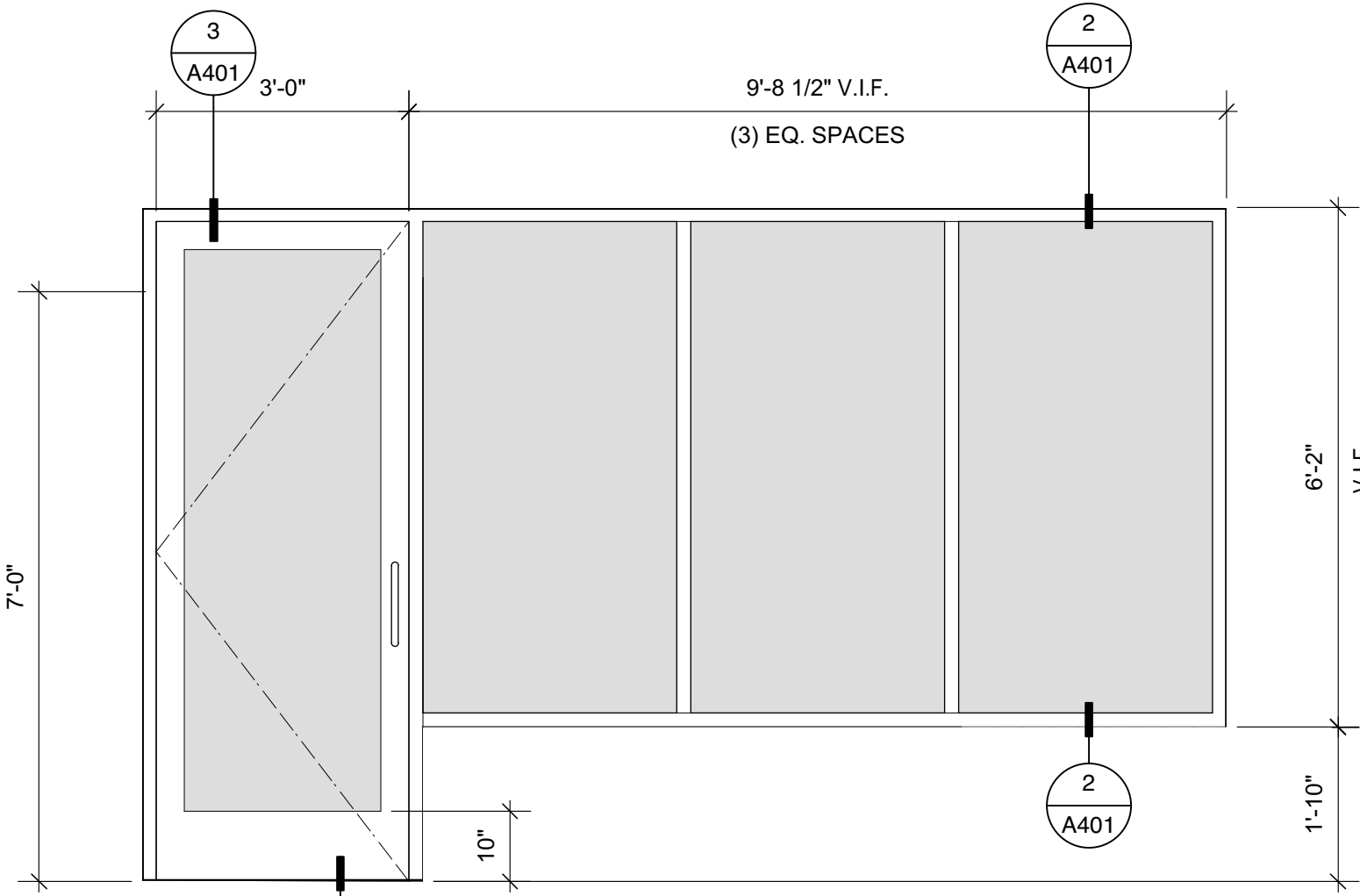
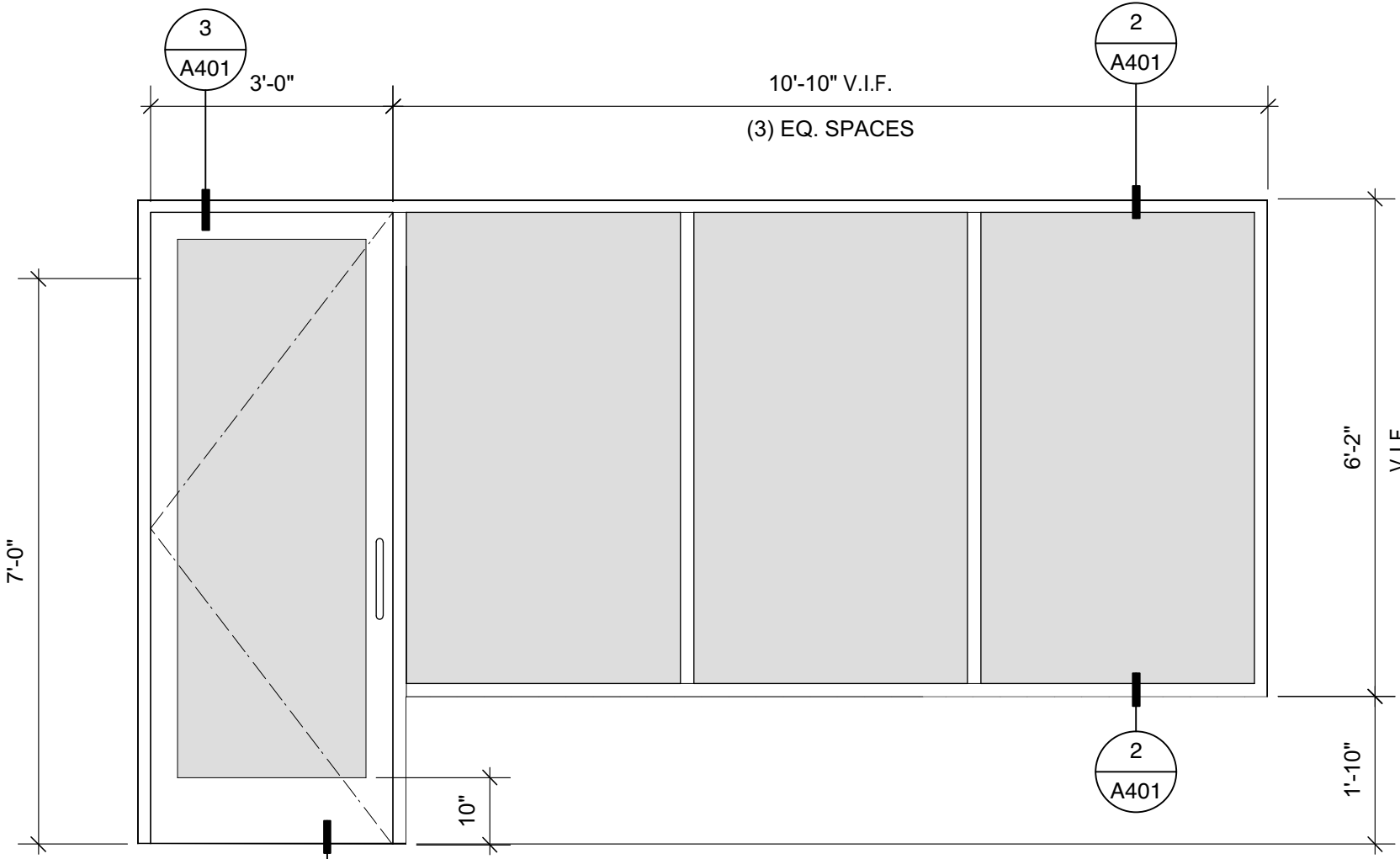
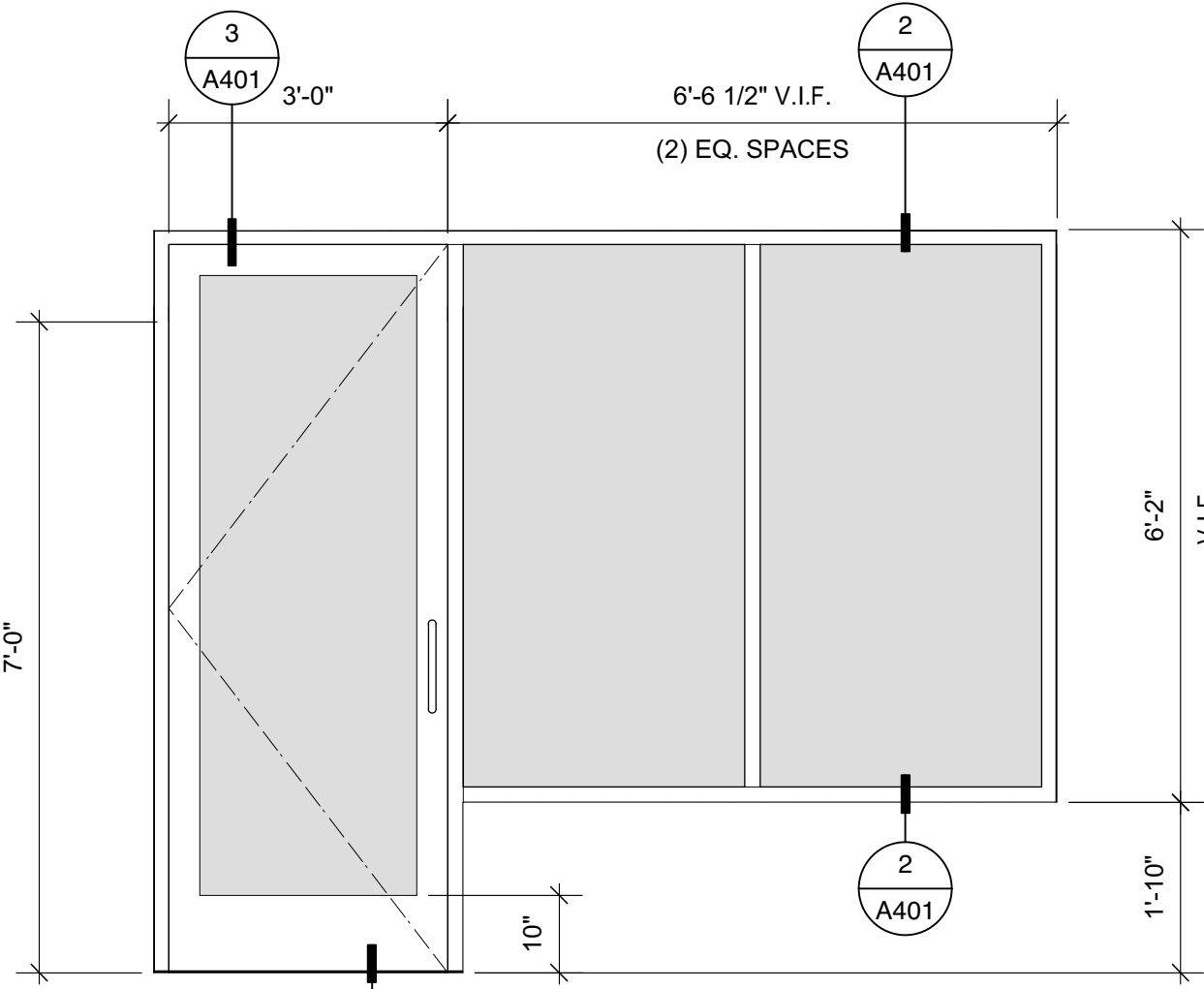
DOOR SCHEDULE

Door									Ext	Int	Frame		Fire	Details				Hardware	Remarks
ID #	Pair	Type	Width	Height	Operation	Thick	Material	Glass	Finish	Finish	Mtrl	Finish	Rating	Head	Threshold	L Jamb	R Jamb	Group	
1st Floor Doors																			
1		A	3'0"	8'0"	Swing Simple	1 3/4"	ALUM.	YES	BRONZE	BRONZE	ALUM.	BRONZE	NONE						1,3,4
2		B	3'0"	8'0"	Swing Simple	1 3/4"	ALUM.	YES	BRONZE	BRONZE	ALUM.	BRONZE	NONE						1,3,4
3		C	3'0"	8'0"	Swing Simple	1 3/4"	ALUM.	YES	BRONZE	BRONZE	ALUM.	BRONZE	NONE						1,3,4
4	PR	F	3'0"	8'7"	Swing Simple	1 3/4"	ALUM.	YES	BRONZE	BRONZE	ALUM.	BRONZE	NONE						1,3,4
5		G	3'0"	7'8"	Swing Simple	1 3/4"	ALUM.	YES	BRONZE	BRONZE	ALUM.	BRONZE	NONE						1,3,4

General Note:
Refer to Details on sheet G212 for accessible door requirements
Doors to be finished on all 6 sides

Remarks
1. Tempered or laminated safety glazing as indicated
2. Painted finish to be on all six sides
3. Field verify rough opening dimensions
4. Door to be self closing

DOOR AND STOREFRONT TYPES



STOREFRONT NOTES:

FRAME: PRL 250 SERIES
FINISH: MEDIUM BRONZE ANODIZED
GLASS: GUARDIAN SN68 LOW E WITH ARGON
GAS: SHGC = 0.38
DOOR: PRL 10" BOTTOM RAIL, MEDIUM STYPE SERIES
HARDWARE: RIXSON #147 PIVOT, TOP AND BOTTOM PIVOTS, RIXSON M-18 INTERMEDIATE
PIVOT: DORMA RTS88 OVERHEAD CLOSER WITH OFFSET ARMS, STANDARD MS1850 LOCK.
CONCEALED: CLOSER WITH OFFSET ARMS, STANDARD MS1850 LOCK.
DOOR PULLS: AS SELECTED BY ARCHITECT

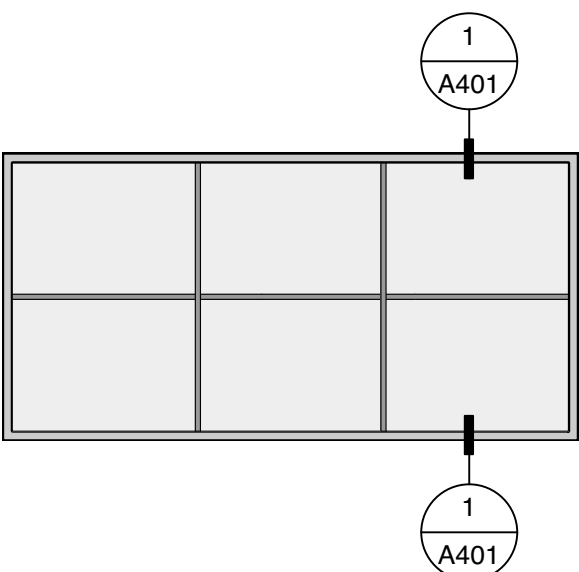
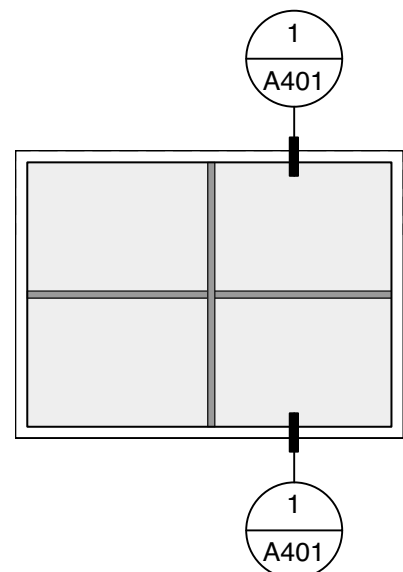
WINDOW SCHEDULE

Window									Ext	Int	Fire	Header	Details				Remarks
ID #	Width	Height	Operation	Type	Mtrl	Glass	Finish	Finish	Rated	Height	Head	Head	Sill	L Jamb	R Jamb		
1st Floor Windows																	
A	4'0"	3'0"	Fixed Glass		ALUM.	CLR	BRONZE	BRONZE	NONE	6'8"							1,3
B	6'0"	3'0"	Fixed Glass		ALUM.	CLR	BRONZE	BRONZE	NONE	6'8"							1,3

General Note:
Refer to key notes on sheet G... for window material and glazing
Refer to Window Type Elevations for additional finish call outs

Remarks
1 Custom size, field verify dimensions prior to ordering
2 Tempered glazing as indicated
3 Refer to Sections A401 and Elevations A201 for header height & window head detail references
4 N/A
5 Multi-unit window assembly, field verify framed opening

WINDOW TYPES



WINDOW NOTES:

FRAME: FLEETWOOD 250-T FIXED WINDOWS
FINISH: MEDIUM BRONZE ANODIZED OR MATCHING PAINT FINISH
GLASS: GUARDIAN SN68 LOW E WITH ARGON SHGC = 0.38
DIVIDED LITE: SL-1E 3/4" SIMULATED DIVIDED LITE

JOB NUMBER
TBD

PIC PA PM TEAM
MK TH TH KM

All design ideas and plans included or represented by these drawings are owned by and are the property of DesignARC and were created and developed for use in connection with the specified project. None of such ideas, designs, or plans shall be used for any purpose whatsoever without the written permission of DesignARC. © DesignARC Inc.

MILESTONES / SUBMITTALS

DESCRIPTION DATE
ABR SUBMITTAL 4/29/20

REVISIONS

No. DESCRIPTION DATE

SCHEDULES

A301

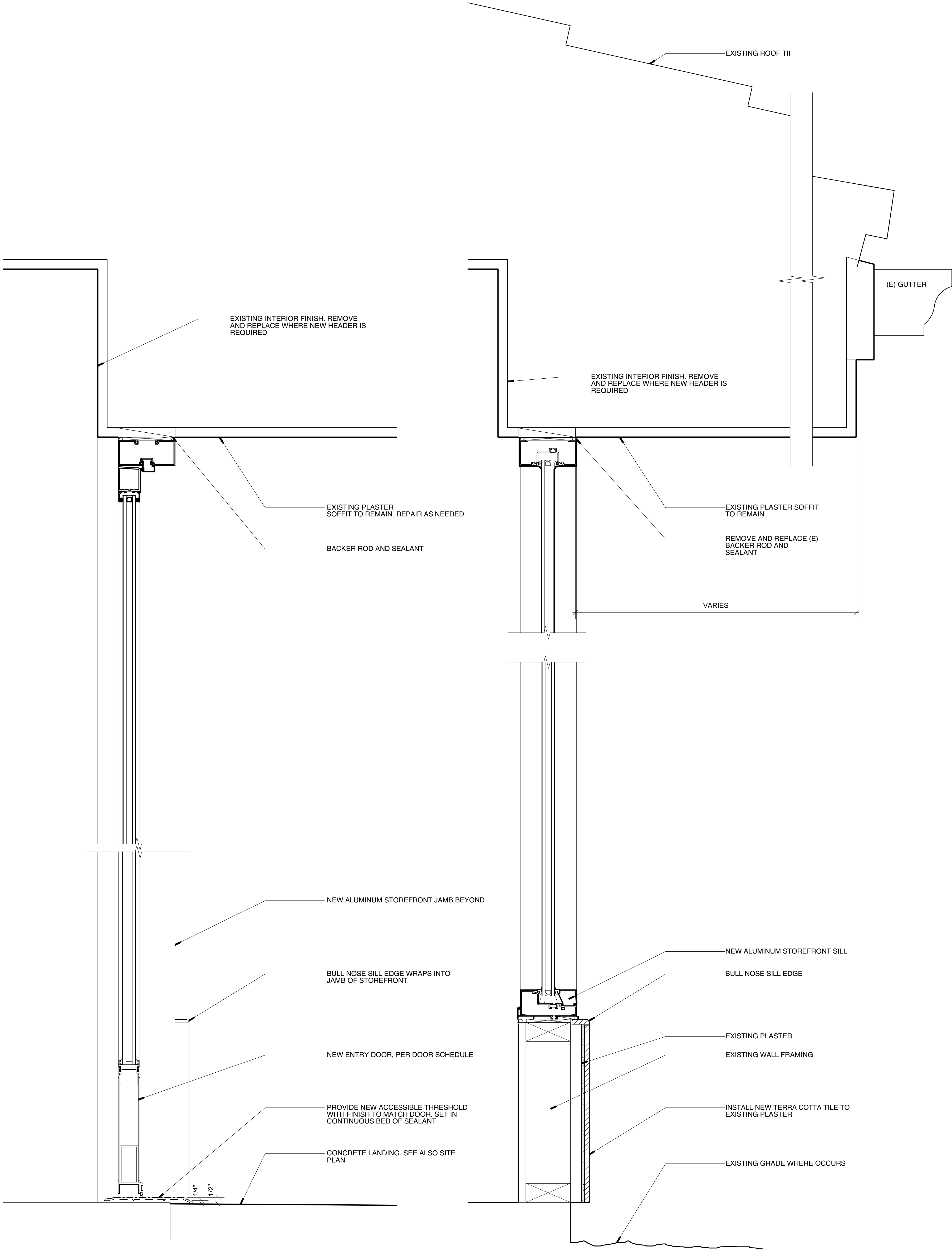
SCALE: DATE: 4/30/20
Drawing Scale

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)

PROPOSED EXTERIOR
IMPROVEMENTS

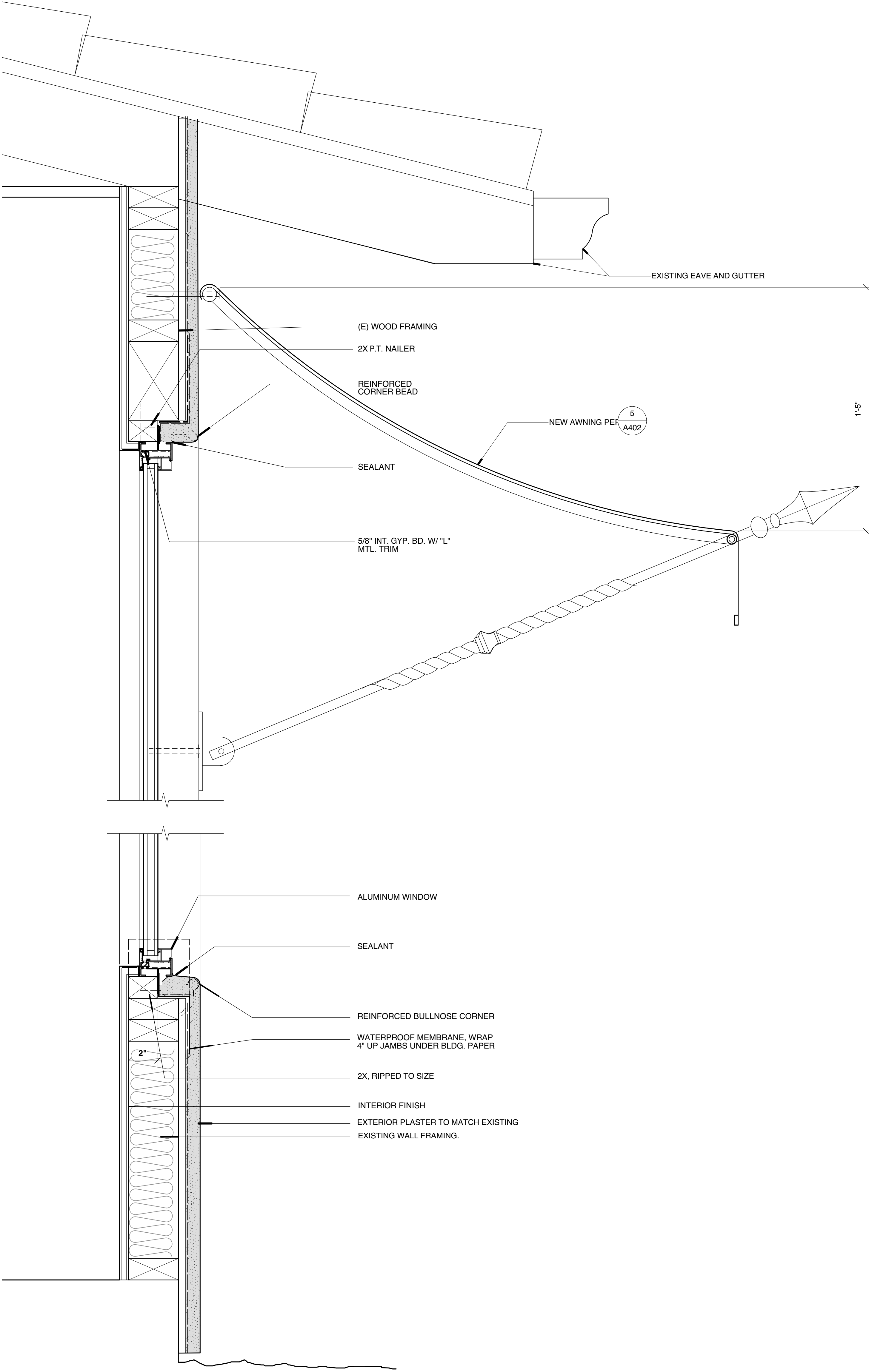
37-45 Calle Laureles Street
2946-48 De La Vina Street

ABR SUBMITTAL



SECTION : ENTRY DOOR 3
Scale: 3" = 1'-0"

SECTION : STOREFRONT 2
Scale: 3" = 1'-0"



SECTION : FIXED WINDOW 1
Scale: 3" = 1'-0"

JOB NUMBER				
TBD				
PIC	PA	PM	TEAM	
MK	TH	TH	KM	

All design ideas and plans included or represented by these drawings are owned by and are the property of DesignARC and were created and developed for use in connection with the specified project. None of such ideas, designs, or plans shall be used for any purpose whatsoever without the written permission of DesignARC. © DesignARC Inc.

MILESTONES / SUBMITTALS	
DESCRIPTION	DATE
ABR SUBMITTAL	4/29/20

REVISIONS	
No.	DESCRIPTION

DETAILS

A401

SCALE: DATE: 4/30/20
Drawing Scale

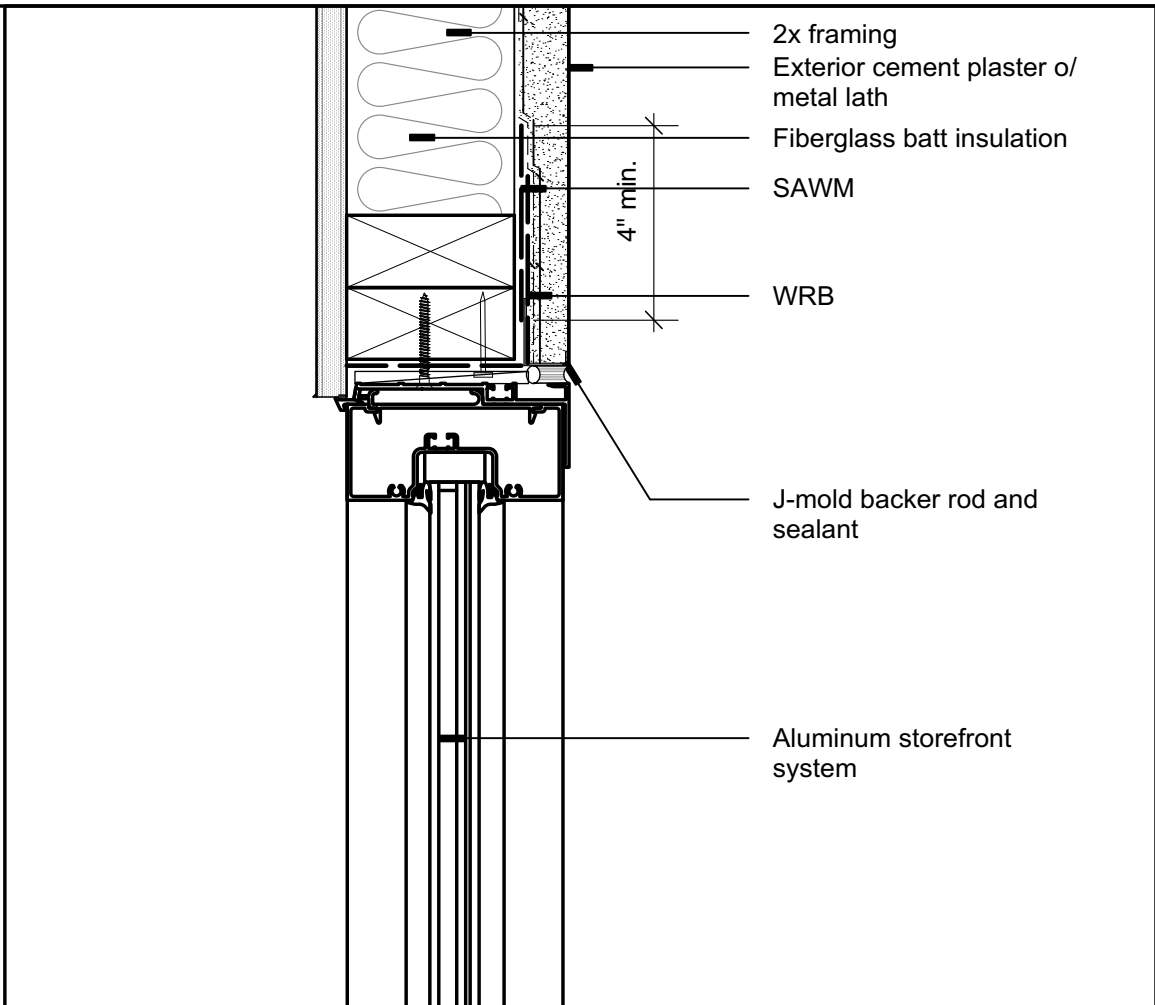
(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)



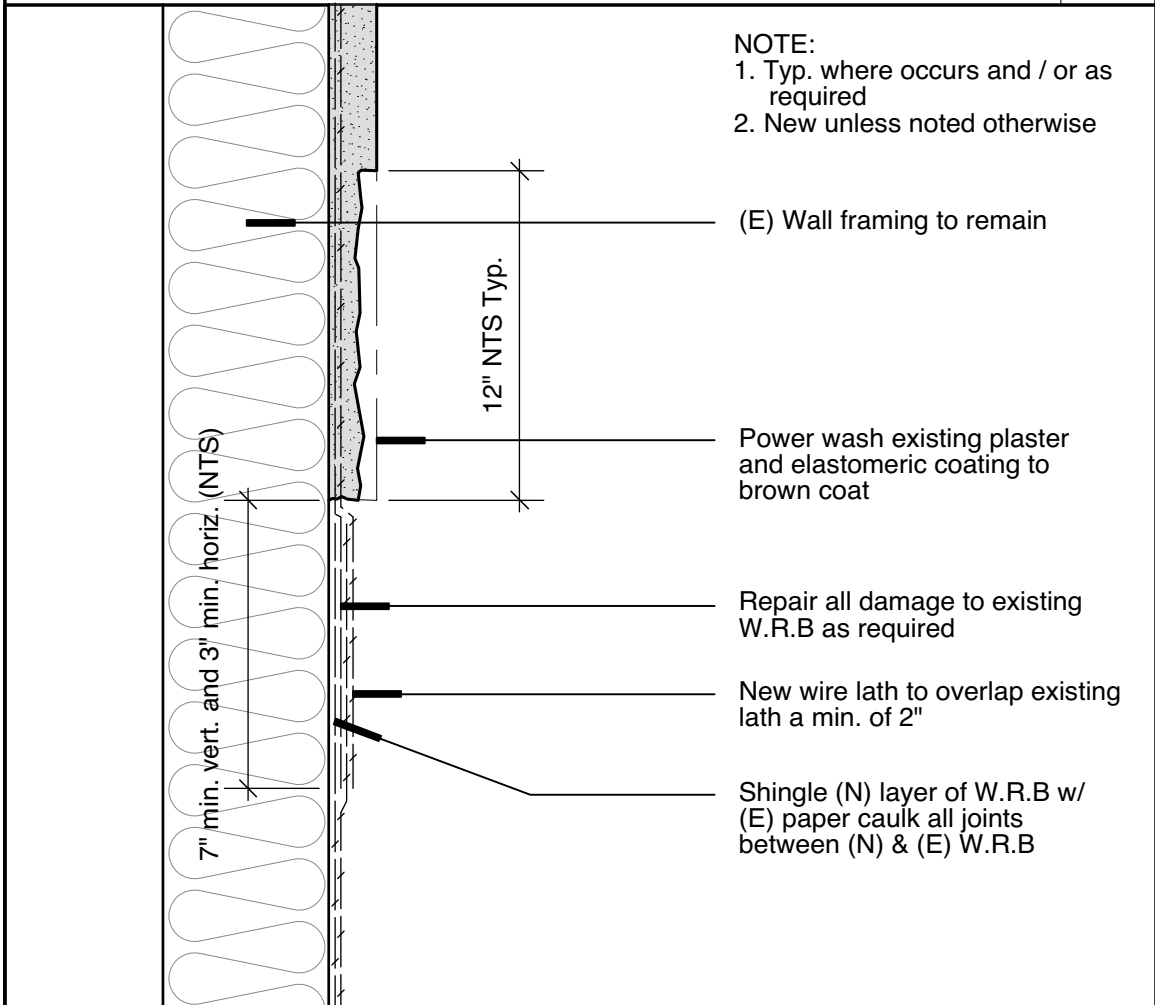
PROPOSED EXTERIOR
IMPROVEMENTS

37-45 Calle Laureles Street
2946-48 De La Vina Street

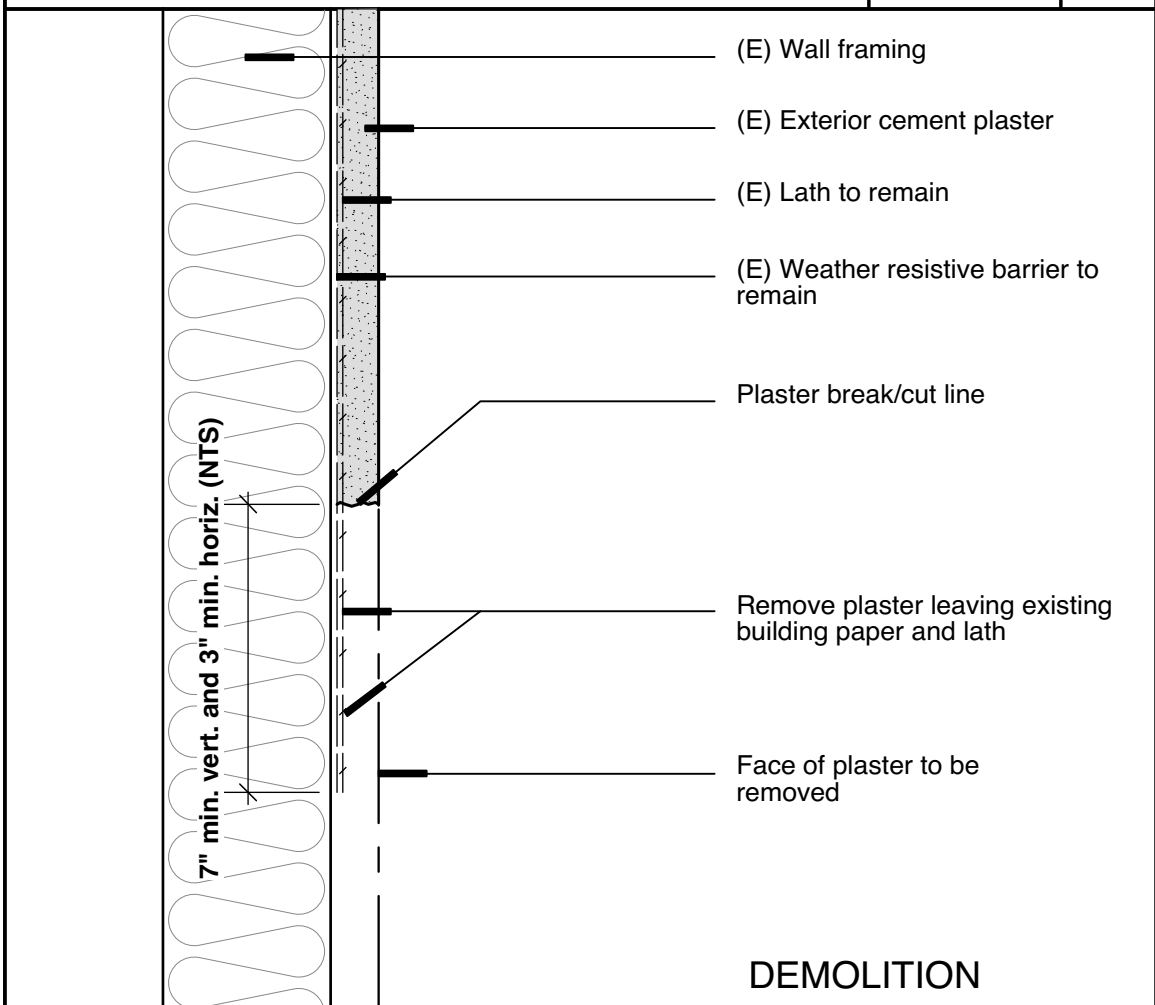
ABR SUBMITTAL



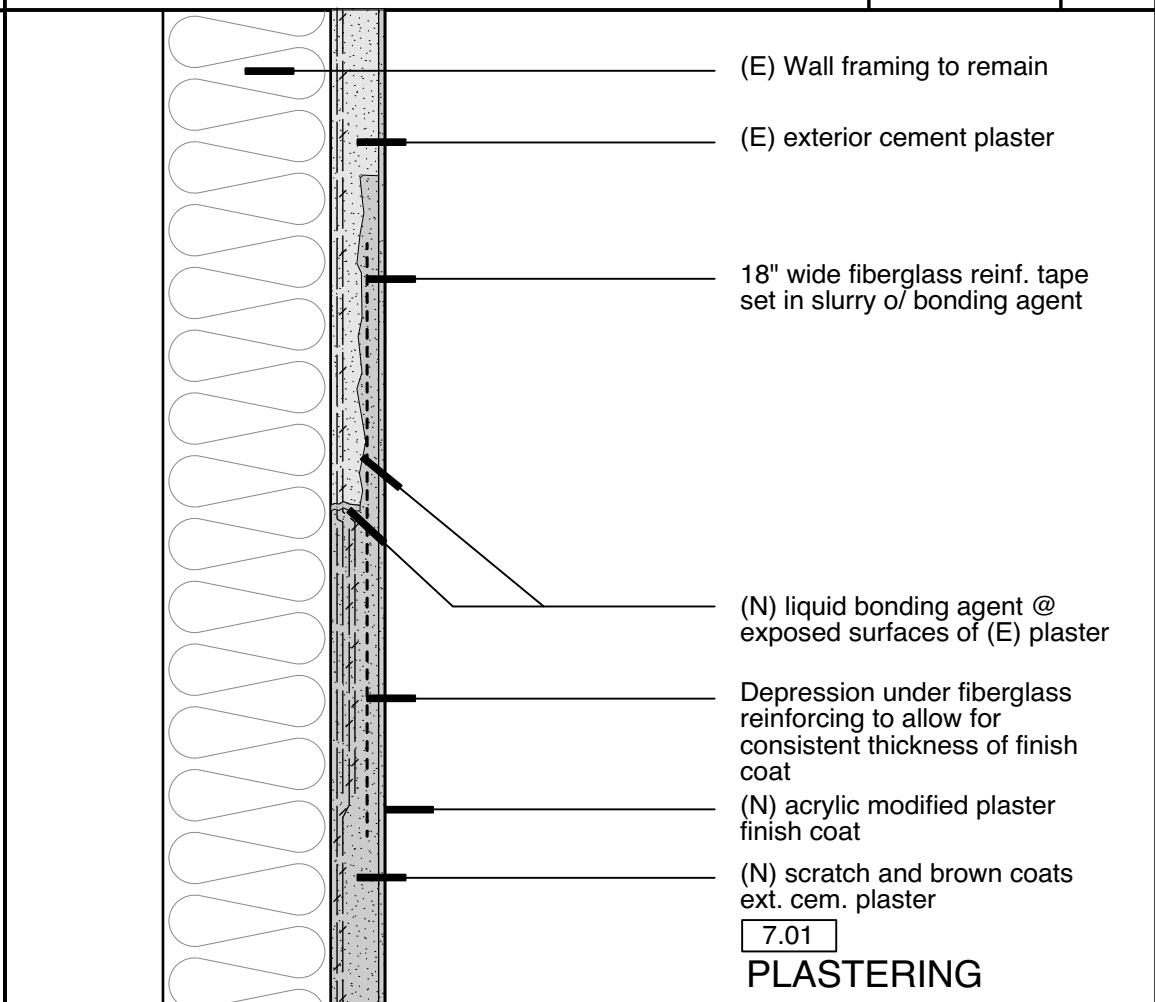
JAMB: STOREFRONT WDW w/
EXT. PLASTER @ TYP. WALL



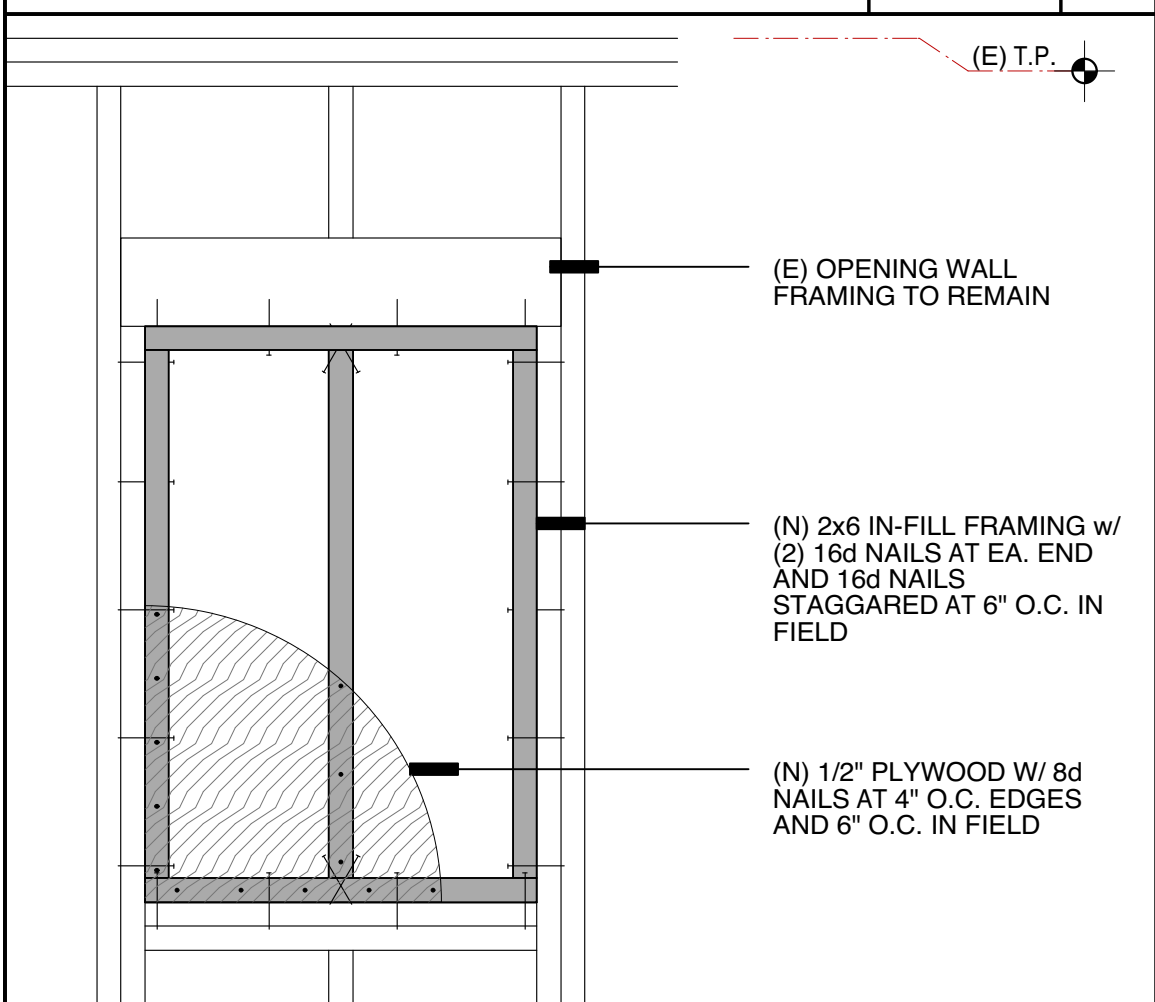
PLASTER LATHING DETAIL



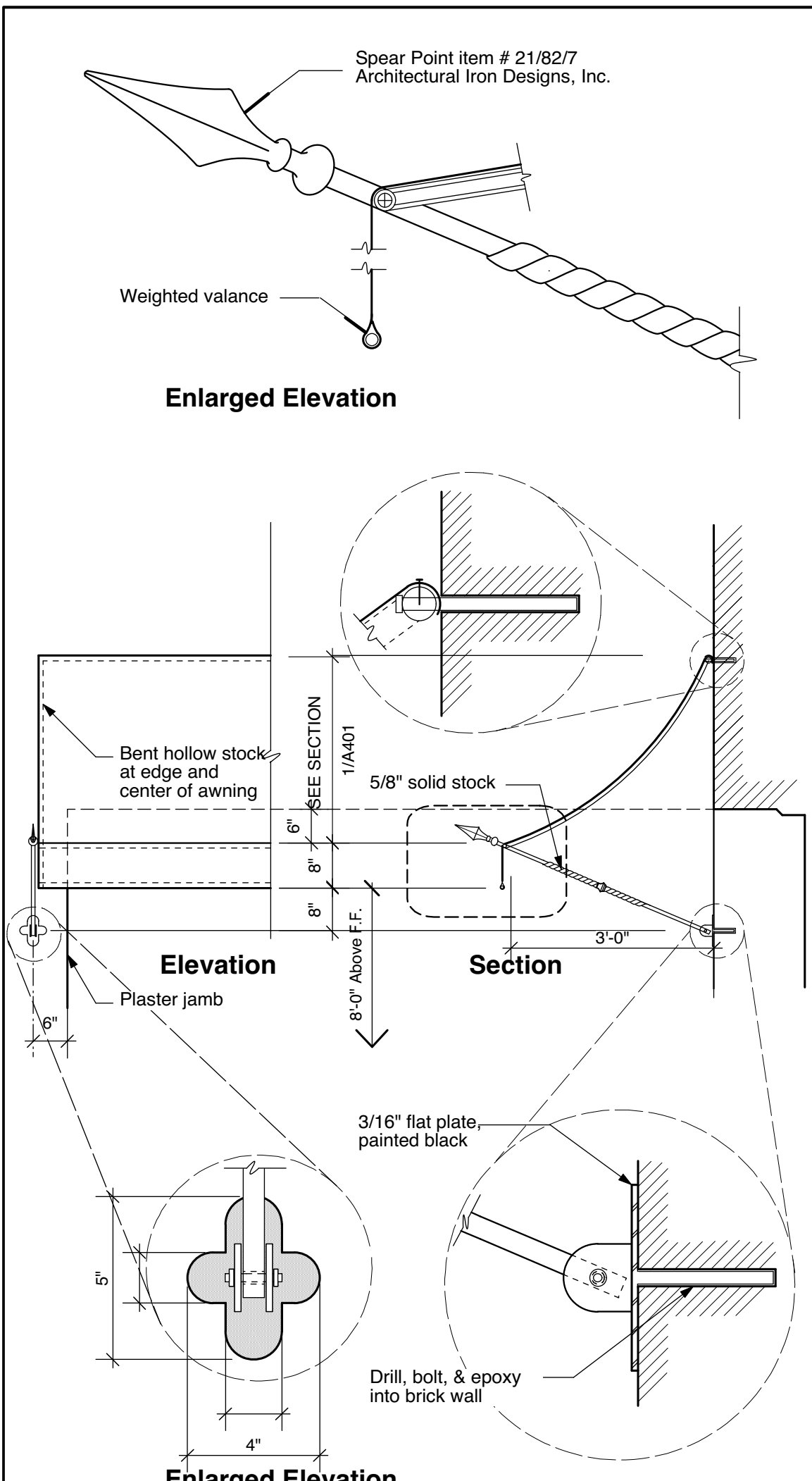
PLASTER DEMOLITION DETAIL



PLASTERING DETAIL



INFILL CONNECTION DETAIL



AWNING DETAIL

JOB NUMBER			
TBD			
PIC	PA	PM	TEAM
MK	TH	TH	KM

All design ideas and plans indicated or represented by these drawings are owned by and are the property of DesignARC and were created and developed for use in connection with the specified project. None of such ideas, designs, or plans shall be used for any purpose whatsoever without the written permission of DesignARC. © DesignARC Inc.

MILESTONES / SUBMITTALS	
DESCRIPTION	DATE
ABR SUBMITTAL	4/29/20

REVISIONS	
No.	DESCRIPTION

DETAILS

A402

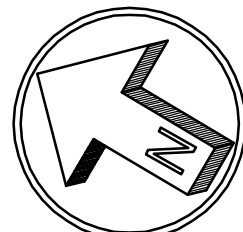
SCALE: DATE: 4/30/20
Drawing Scale

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)





PRELIMINARY LANDSCAPE LAYOUT PLAN



NORTH
SCALE: 1/8" = 1'-0"

NOTE:
PLANT QUANTITIES
FOR CONVENIENCE
OF CONTRACTOR.
PLAN SHALL
PREVAIL.

PLANT LIST						
Qty.	Code	Size	MULCH	Botanical Name	Common Name	Notes
PLANT FACTORS						
SHRUBS:						
18	AGA ATT	5-15g	L	AGAVE ATTENUATA	FOXTAIL AGAVE	
		(10) @ 3g				
		(8) @ 15g				
5	ANI HAR	5g	L	ANIGOZANTHUS 'HARMONY'	TALL YELLOW KANGAROO PAH	
22	CAR BOX	5g	L	CARISSA BOXHOOD BEAUTY	NATAL PLUM	
15	COR AUS	5g	L	CORDYLINE AUSTRALIS 'RED STAR'	RED CORDYLINE	(6)-dbl / (9)-single trunks
27	DIA CAR	5g	L	DIANELLA CAERULEA 'CASSA BLUE'	BLUE FLAX LILY	
VINE AND GROUND COVERS:						
60	FES ELI	1g	L	FESTUCA ELIJAH BLUE 'GLAUCOA	BLUE FESCUE	@12" o.c.

PLANT NOTES

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES.
2. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. PLAN IS TO PREVAIL AND LANDSCAPE ARCHITECT AND OWNER TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
3. CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREA.
4. IRRIGATION TO BE COORDINATED WITH PLANTING PLAN.
5. ALL PLANTER AREAS SHALL BE AMENDED WITH 4 CU. YDS. OF FOREST HUMUS MULCH AND 150 LBS. OF 60-0-0 FERTILIZER PLUS PER 1000 SQ. FT. OF PLANTED AREA. PLANTER MIX TO BE 50% NATIVE MIX SOIL AND 50% PLANTER MIX ABOVE FOR ALL BACK FILL OF NEW PLANTS.
6. PLANT MATERIAL MAY BE SUBJECT TO CHANGE AS PER OWNER OR LANDSCAPE ARCHITECTS DISCRETION.
7. ANY CLARIFICATION OR QUESTIONS ON PLANS, SPECIFICATIONS AND DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
8. ALL PLANTER AREAS TO BE TOP DRESSED WITH SHREDDED CEDAR/ REDWOOD MULCH AT A MINIMUM DEPTH OF 3".
9. ALL TREES SHALL BE PLANTED IN DEEP ROOT BOXES. (TYP.) IF WITHIN 6FT. OF WALL, WALK, PATIO, PARKING CURB ETC.
10. ALL PLANTING TO HAVE GOPHER BASKETS FOR PROTECTION.

IRRIGATION NOTES:

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER ON LOCATION OF EXISTING UNDERGROUND UTILITY AND IRRIGATION LOCATIONS.
2. CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREAS. (LAWN, TREES, SHRUBS, AND GROUND COVER.)
3. IRRIGATION PLAN TO BE COORDINATED WITH PLANTING PLAN AND ADJUSTMENTS MADE IN THE FIELD
4. IN CASE OF DISCREPANCY, CONTACT LANDSCAPE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH WORK.
5. PRESSURE AT MAIN WATER SUPPLY TO BE VERIFIED BEFORE PROCEEDING. PRESSURE TEST NEW IRRIGATION MAIN FOR 24 HOURS BEFORE BACK FILL COVERING. A PRESSURE REGULATOR MAY BE NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE.
6. VERIFY LOCATION OF EXISTING IRRIGATION SYSTEM IN THE FIELD.
7. SLEEVE UNDER PAVING (GLASS 200 PVC MIN)- 24" UNDER PAVING
8. INSTALL ALL IRRIGATION EQUIP AS PER MANUFACTURER'S INSTRUCTIONS.
9. USE GREEN OR BLACK PLASTIC (AMTEK, CARSON OR EQUAL) VALVE BOXES, ONE VALVE PER BOX.
10. PRESSURE REGULATING DEVICES SHALL BE INSTALLED WHERE NECESSARY TO ENSURE THAT THE DYNAMIC PRESSURE AT EACH EMISSION DEVICE IS WITHIN MANUFACTURER'S RECOMMENDED PRESSURE RANGE FOR OPTIMAL PERFORMANCE.
11. ALL IRRIGATION EMISSION DEVICES WILL MEET THE CRITERIA AS SET FORTH IN -MHELO SECTION 442.7(a)(1)(M) AND SHALL BE INSTALLED AND OPERATED ACCORDING TO MANUFACTURER'S INSTRUCTIONS/RECOMMENDATIONS.